

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

MADISON APPRAISAL DISTRICT
PO BOX 1328
808 STATE STREET
MADISONVILLE TX 77864-1927
903 657 2555

madisoncad@madisoncad.org

UNITI FIBER HOLDINGS INC
% ERNST & YOUNG LLP
818 18TH AVENUE S SUITE 800
NASHVILLE TN 37203



APPRAISAL YEAR 2025
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/24/2025 AT: 9:00 AM
808 STATE STREET
MADISONVILLE TX 77864
903-657-2555 EXT 24 OWNERSHIP
903-657-2555 EXT 12 MINERALS
903-657-2555 EXT 28 PERS PROP
903-657-2555 EXT 28 UTILITIES
Protest Deadline: 6-02-2025
ARB Hearing: 6-24-2025
Owner: 61775 2909

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

Dear Property Owner,
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY CTY MADISNVILLE MADISNVILLE CSD		171,000	171,000	SEQ: 9900010 Type: PERSONAL Owner #: 61775		
		171,000	171,000	Legal: FIBER 1.14 MILES		
		171,000	171,000	MAD CITY		
		Agent: 746				
				Category: J4 TELEPHONE - UTILITY EQUIP		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY CTY MADISNVILLE MADISNVILLE CSD		171,000	0	171,000		
		171,000	0	171,000		
		171,000	0	171,000		

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVILLE Cisd		348,000 348,000	348,000 348,000	SEQ: 9900020 Type: PERSONAL Owner #: 61775 Legal: FIBER 2.32 MILES MAD ISD Agent: 746 Category: J4 TELEPHONE - UTILITY EQUIP	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVILLE Cisd	348,000 348,000	0 0	348,000 348,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY CTY MADISNVILLE MADISNVILLE Cisd		10,540 10,540 10,540	7,290 7,290 7,290	SEQ: 9900030 Type: PERSONAL Owner #: 61775 Legal: FIBER ASSOCIATED ASSETS MAD CITY Agent: 746 Category: J4A TELEPHONE - OTHER PROP	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY CTY MADISNVILLE MADISNVILLE Cisd	10,540 10,540 10,540	0 0 0	7,290 7,290 7,290		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVILLE Cisd		21,110 21,110	14,600 14,600	SEQ: 9900040 Type: PERSONAL Owner #: 61775 Legal: FIBER ASSOCIATED ASSETS MAD ISD Agent: 746 Category: J4A TELEPHONE - OTHER PROP	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVILLE Cisd	21,110 21,110	0 0	14,600 14,600		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY CTY MADISNVILLE MADISNVILLE Cisd	550,650 181,540 550,650	0 0 0	540,890 178,290 540,890		