

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

BREEDEN ROBERT N
3966 LUPINE DR #2
VAIL CO 81657



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: 61954 297 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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		600	430	Lease: 25187	Type: REAL Owner #: 61954
MADISNVILLE Cisd	G	600	430	Legal: KENNEDY (01)	
				CML EXPLORATION LLC	
				AB-48 & 449 TONER PAYNE CRYER	
				RRC #25187	
				.000720 Royalty Interest	
				Category: G1	
				Railroad #: 25187	
Deductions: (G)=LESS THAN \$500 MIN INT					
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		600	0	430	
MADISNVILLE Cisd		0	430	0	

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 NORTH ZULCH ISD No 2020 Hist	1,960 1,960	1,930 1,930	Lease: 25256 Type: REAL Owner #: 61954 Legal: CK (01) CML EXPLORATION LLC AB 79 & 166 A CLEMMONS SUR .004305 Royalty Interest Category: G1 Railroad #: 25256		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	1,960 1,960	0 0	1,930 1,930		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD HB1984: The Appraised value of \$690 in 2025 as compared to	890 890	690 690	Lease: 758644 Type: REAL Owner #: 61954 Legal: STRAKE (1H) VESS OIL CORP AB 462 TOBY THOMAS SURVEY WELL #1H RRC# .001339 Royalty Interest Category: G1 Railroad #: 26371 \$800 in 2020 is a 13.75% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	890 890	0 0	690 690		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	3,450	0	3,050		
MADISNVILLE CISD	0	430	0		
NORTH ZULCH ISD	2,850	0	2,620		