

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

PARK CHARLES  
659 SHADY CREEK LN  
MADISONVILLE TX 77864-7001



APPRAISAL YEAR 2024	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/20/2024 AT: 9:00 AM
808 STATE STREET	
MADISONVILLE TX 77864	
903-657-2555 EXT 37 OWNERSHIP	
903-657-2555 EXT 12 MINERALS	
903-657-2555 EXT 28 PERS PROP	
903-657-2555 EXT 28 UTILITIES	
Protest Deadline:	5-31-2024
ARB Hearing:	6-20-2024
Owner:	17870 2303
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 2024	PROPERTY DESCRIPTION	
MADISON COUNTY	C	3,440	5,390	Lease: 15043	Type: REAL Owner #: 17870
NORTH ZULCH ISD	C	3,440	5,390	Legal: KOENNING EDDIE & WELBOURNE(01)	GOLDSMITH OPERATING
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.020833 Royalty Interest	
No 2019 Hist				Category: G1	
				Railroad #: 15043	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		3,440	1,262	4,128	
NORTH ZULCH ISD		3,440	1,262	4,128	

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,

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	13,120 13,120	12,150 12,150	Lease: 25218 Type: REAL Owner #: 17870 Legal: JAM (01) CML EXPLORATION LLC AB-25 JOHN PAYNE SURVEY RRC #25218  .008993 Royalty Interest Category: G1 Railroad #: 25218  HB1984: The Appraised value of \$12,150 in 2024 as compared to \$10,840 in 2019 is a 12.08% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	13,120 13,120	0 0	12,150 12,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,170 1,170	890 890	Lease: 27600 Type: REAL Owner #: 17870 Legal: BURKHARDT (ALLOCATION) #1H WILDFIRE ENERGY AB 16 GEE A SURVEY WELL #1H RRC# 27600  .000336 Royalty Interest Category: G1 Railroad #: 27600  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,170 1,170	0 0	890 890

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	50 50	30 30	Lease: 116822 Type: REAL Owner #: 17870 Legal: MATHIS J F (01) FAULCONER ENERGY AB-16 ALFRED GEE SURVEY  .001721 Royalty Interest Category: G1 Railroad #: 116822  HB1984: The Appraised value of \$30 in 2024 as compared to \$90 in 2019 is a 66.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	50 50	0 0	30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	180 50 130	30 10 20	Lease: 138714 Type: REAL Owner #: 17870 Legal: MATHIS JAS F (02) WILDFIRE ENERGY NORTH ZULCH ISD-75% AB-16 ALFRED GEE SURVEY  .000610 Royalty Interest Category: G1 Railroad #: 138714  HB1984: The Appraised value of \$30 in 2024 as compared to \$60 in 2019 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	180 50 130	0 0 0	30 10 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	960 290 680	420 130 290	Lease: 139636 Type: REAL Owner #: 17870 Legal: LANG JAMES (02) WILDFIRE ENERGY NORTH ZULCH ISD-70% AB-16 ALFRED GEE SURVEY  .004484 Royalty Interest Category: G1 Railroad #: 139636  HB1984: The Appraised value of \$420 in 2024 as compared to \$700 in 2019 is a 40.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	960 290 680	0 0 0	420 130 290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	1,120 1,120	980 980	Lease: 273058 Type: REAL Owner #: 17870 Legal: MANNING (01) E2 OPERATING LLC AB 152 W MOFFITT SURVEY WELL #1 RRC# 273058  .000917 Royalty Interest Category: G1 Railroad #: 273058  HB1984: The Appraised value of \$980 in 2024 as compared to \$550 in 2019 is a 78.18% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	1,120 1,120	0 0	980 980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	1,840 1,840	1,350 1,350	Lease: 789437 Type: REAL Owner #: 17870 Legal: HAGAMAN (1H) DECKER OPERATING CO AB 110 J S HUNTER SURVEY WELL #1H RRC# 26647  .000844 Royalty Interest Category: G1 Railroad #: 26647  HB1984: The Appraised value of \$1,350 in 2024 as compared to \$1,320 in 2019 is a 2.27% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	1,840 1,840	0 0	1,350 1,350

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY NORTH ZULCH ISD MADISNVILLE Cisd	21,880 18,540 3,350	1,262 1,262 0	19,978 17,478 2,500		

