

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

NUCHE NANCY BOSWELL  
% BENCHMARK AD VALOREM  
PO BOX 700925  
SAN ANTONIO TX 78270-0925



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: 32255 2236  
  
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 NORTH ZULCH ISD  No 2019 Hist		3,920 3,920	Lease: 14261 Type: REAL Owner #: 32255 Legal: BOSWELL J A (01) GOLDSMITH OPERATING AB-25 JOHN PAYNE SURVEY  Agent: 055  .037037 Royalty Interest Category: G1 Railroad #: 14261
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	0 0	0 0	3,920 3,920

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 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	31,190 31,190	28,890 28,890	Lease: 25218 Type: REAL Owner #: 32255 Legal: JAM (01) CML EXPLORATION LLC AB-25 JOHN PAYNE SURVEY RRC #25218  .021378 Royalty Interest Category: G1 Railroad #: 25218  Agent: 055  HB1984: The Appraised value of \$28,890 in 2024 as compared to \$25,770 in 2019 is a 12.11% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	31,190 31,190	0 0	28,890 28,890

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,930 5,930	5,800 5,800	Lease: 25266 Type: REAL Owner #: 32255 Legal: BENGE UNIT (1H) CML EXPLORATION LLC  .004893 Royalty Interest Category: G1 Railroad #: 25266  Agent: 055  HB1984: The Appraised value of \$5,800 in 2024 as compared to \$5,930 in 2019 is a 2.19% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,930 5,930	0 0	5,800 5,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,540 5,540	4,270 4,270	Lease: 25813 Type: REAL Owner #: 32255 Legal: COFFMAN (1H) CML EXPLORATION LLC AB-91 R H DUNHAM SURVEY  .002141 Royalty Interest Category: G1 Railroad #: 25813  Agent: 055  HB1984: The Appraised value of \$4,270 in 2024 as compared to \$10 in 2019 is a 42600.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,540 5,540	0 0	4,270 4,270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,350 2,350	2,790 2,790	Lease: 26116 Type: REAL Owner #: 32255 Legal: HOLIWAY UNIT (1H) CAMERON EXPLORATION AB 43 C BLYTHE SURVEY WELL #1H RRC# 26116  .005047 Royalty Interest Category: G1 Railroad #: 26116  Agent: 055  HB1984: The Appraised value of \$2,790 in 2024 as compared to \$1,820 in 2019 is a 53.30% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,350 2,350	0 0	2,790 2,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	460 460	310 310	Lease: 115063 Type: REAL Owner #: 32255 Legal: CAMPBELL ETAL (01) FAULCONER ENERGY AB-43 CHAMPION BLYTHE SURVEY RRC #115063 WELL #1 Agent: 055 .002405 Royalty Interest Category: G1 Railroad #: 115063 HB1984: The Appraised value of \$310 in 2024 as compared to \$100 in 2019 is a 210.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	460 460	0 0	310 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd G	480 480	230 230	Lease: 136621 Type: REAL Owner #: 32255 Legal: MUSGROVE (01) WILDFIRE ENERGY AB-13 ARTER CROWNOVER SURV RRC #136621 WELL #1 Agent: 055 .002161 Royalty Interest Category: G1 Railroad #: 136621 Deductions: (G)=LESS THAN \$500 MIN INT No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	480 0	0 230	230 0

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	45,950	0	46,210		
NORTH ZULCH ISD	45,470	0	45,980		
MADISNVILLE Cisd	0	230	0		

