

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

TEX BAR RANCH LTD
BILLY WAYNE THOMAS-MNG PARTNER
PO BOX 38
BEDIAS TX 77831-0038



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: 48752 3027

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	2,010 2,010	1,940 1,940	Lease: 25256 Type: REAL Owner #: 48752 Legal: CK (01) CML EXPLORATION LLC AB 79 & 166 A CLEMMONS SURVEY .004215 Royalty Interest Category: G1 Railroad #: 25256
HB1984: The Appraised value of \$1,940 in 2024 as compared to \$2,830 in 2019 is a 31.45% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,010 2,010	0 0	1,940 1,940

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	C		100	140	Lease: 135757 Type: REAL Owner #: 48752
MADISNVILLE CISD	G C		100	140	Legal: ADAIR VELA (01) WILDFIRE ENERGY AB-13 CROWNOVER ARTER SURV RRC #135757 WELL #1 .020473 Royalty Interest Category: G1 Railroad #: 135757
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$140 in 2024 as compared to \$570 in 2019 is a 75.44% decrease.					
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY		100		20	120
MADISNVILLE CISD		0		140	0

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY			470	160	Lease: 141556 Type: REAL Owner #: 48752
MADISNVILLE CISD	G		470	160	Legal: ADAIR VELA (02) WILDFIRE ENERGY AB-12 CROWNOVER ARTER SURV RRC #141556 WELL #2 .020473 Royalty Interest Category: G1 Railroad #: 141556
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$160 in 2024 as compared to \$2,970 in 2019 is a 94.61% decrease.					
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY		470		0	160
MADISNVILLE CISD		0		160	0

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY			11,950	9,490	Lease: 758644 Type: REAL Owner #: 48752
NORTH ZULCH ISD			11,950	9,490	Legal: STRAKE (1H) VESS OIL CORP AB 462 TOBY THOMAS SURVEY WELL #1H RRC# .014339 Royalty Interest Category: G1 Railroad #: 26371
HB1984: The Appraised value of \$9,490 in 2024 as compared to \$12,730 in 2019 is a 25.45% decrease.					
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY		11,950		0	9,490
NORTH ZULCH ISD		11,950		0	9,490

Total of all Above Parcels					
Taxing Units		Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
MADISON COUNTY		14,530	20	11,710	
NORTH ZULCH ISD		13,960	0	11,430	
MADISNVILLE CISD		0	300	0	