

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

MAP2012-OK  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



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: 52364 1892  
  
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	12,950 12,950	12,860 12,860	Lease: 25687 Type: REAL Owner #: 52364 Legal: BARRETT (1H) VESS OIL CORP AB-109 J M HARBOUR SURVEY RRC #25687 WELL #1H  .006174 Royalty Interest Category: G1 Railroad #: 25687  Agent: 574
HB1984: The Appraised value of \$12,860 in 2024 as compared to \$11,090 in 2019 is a 15.96% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	12,950 12,950	0 0	12,860 12,860

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	4,340 4,340	3,270 3,270	Lease: 25871 Type: REAL Owner #: 52364 Legal: HARRISON (1H) & (2H) CML EXPLORATION AB-15 PETER FULLENWINDER SURV RRC #25871 WELL #1H 2H  Agent: 574  .001957 Royalty Interest Category: G1 Railroad #: 25871  HB1984: The Appraised value of \$3,270 in 2024 as compared to \$4,350 in 2019 is a 24.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	4,340 4,340	0 0	3,270 3,270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD		250 250	Lease: 26073 Type: REAL Owner #: 52364 Legal: JOYCE (01) CML EXPLORATION LLC AB-54 W TOWNSEND SURVEY RRC #26073  Agent: 574  .002310 Royalty Interest Category: G1 Railroad #: 26073  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	0 0	0 0	250 250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD		180,250 180,250	Lease: 28119 Type: REAL Owner #: 52364 Legal: SMITH VESS OIL CORP AB 215 TONGATE M SURVEY WELL #3H & 4H RRC #28119  Agent: 574  .007150 Royalty Interest Category: G1 Railroad #: 28119  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	0 0	0 0	180,250 180,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD		180,770 136,270 44,500	Lease: 28121 Type: REAL Owner #: 52364 Legal: LEWIS #2H VESS OIL CORP AB 215 TONGATE M SURVEY WELL# 2H RRC #28121  Agent: 574  .018462 Royalty Interest Category: G1 Railroad #: 28121  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	0 0 0	0 0 0	180,770 136,270 44,500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLE CISD NORTH ZULCH ISD	4,330 4,040 290	420 390 30	Lease: 148315 Type: REAL Owner #: 52364 Legal: JACKSON FERN Z & ROY (02) WILDFIRE ENERGY NORTH ZULCH-7% AB-13 ARTER CROWNOVER SURVEY Agent: 574  .021124 Royalty Interest Category: G1 Railroad #: 148315
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$420 in 2024 as compared to \$710 in 2019 is a 40.85% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLE CISD NORTH ZULCH ISD	4,330 0 290	0 390 0	420 0 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD		441,040 332,470 108,570	Lease: 887965 Type: REAL Owner #: 52364 Legal: LEWIS #1H VESS OIL CORP AB 215 TONGATE M SURVEY WELL #1H PERMIT #887965 Agent: 574  .018462 Royalty Interest Category: G1 Railroad #: 887965
No 2019 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	0 0 0	0 0 0	441,040 332,470 108,570

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	21,620	0	818,860		
NORTH ZULCH ISD	17,580	0	169,480		
NORMANGEE ISD	0	0	648,990		
MADISNVLE CISD	0	390	0		

