

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

CADDO MINERAL PARTNERS LLC
2714 BEE CAVE RD/STE 202
AUSTIN TX 78746



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:	57091 423
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	50 50	40 40	Lease: 25571 Type: REAL Owner #: 57091 Legal: REYNOLDS (1H) WILDFIRE ENERGY AB 209 F SHRACK SURVEY .000830 Royalty Interest Category: G1 Railroad #: 25571		
HB1984: The Appraised value of \$40 in 2024 as compared to \$630 in 2019 is a 93.65% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	50	0	40		
NORTH ZULCH ISD	50	0	40		

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	1,300 1,300	830 830	Lease: 25646 Type: REAL Owner #: 57091 Legal: BRADSHAW (01) CML EXPLORATION AB-107 B F GOODMAN SURVEY .005067 Override Royalty Category: G1 Railroad #: 25646 HB1984: The Appraised value of \$830 in 2024 as compared to \$1,910 in 2019 is a 56.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,300 1,300	0 0	830 830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	90 90	60 60	Lease: 25879 Type: REAL Owner #: 57091 Legal: WATSON-BUCK (1H) CML EXPLORATION AB-176 A NUNLEY SURVEY .000972 Override Royalty Category: G1 Railroad #: 25879 HB1984: The Appraised value of \$60 in 2024 as compared to \$190 in 2019 is a 68.42% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	90 90	0 0	60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,760 3,760	880 880	Lease: 25922 Type: REAL Owner #: 57091 Legal: NEVILL (1H) WILDFIRE ENERGY AB-32 W TOWNSEND SURVEY .004496 Royalty Interest Category: G1 Railroad #: 25922 HB1984: The Appraised value of \$880 in 2024 as compared to \$3,720 in 2019 is a 76.34% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,760 3,760	0 0	880 880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	50 50	50 50	Lease: 26073 Type: REAL Owner #: 57091 Legal: JOYCE (01) CML EXPLORATION LLC AB-54 W TOWNSEND SURVEY RRC #26073 .000497 Royalty Interest Category: G1 Railroad #: 26073 HB1984: The Appraised value of \$50 in 2024 as compared to \$90 in 2019 is a 44.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	50 50	0 0	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2019 Hist	70 70	40 40	Lease: 420002 Type: REAL Owner #: 57091 Legal: REYNOLDS (2H)(3H) WILDFIRE ENERGY AB-209 F SHRACK SURVEY .000830 Royalty Interest Category: G1 Railroad #: 25571		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	70 70	0 0	40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD HB1984: The Appraised value of \$14,640 in 2024 as compared	18,010 18,010	14,640 14,640	Lease: 742486 Type: REAL Owner #: 57091 Legal: REMINGTON (1H)(2H) WILDFIRE ENERGY AB-32 WILLIAM TOWNSEND SURVEY RRC# 26505 .010216 Royalty Interest Category: G1 Railroad #: 26505		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	18,010 18,010	0 0	14,640 14,640		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD HB1984: The Appraised value of \$220 in 2024 as compared to	410 410	220 220	Lease: 770946 Type: REAL Owner #: 57091 Legal: GRANT (01) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1 RRC# 27012 .000693 Royalty Interest Category: G1 Railroad #: 27012		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	410 410	0 0	220 220		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD HB1984: The Appraised value of \$60 in 2024 as compared to	90 90	60 60	Lease: 783711 Type: REAL Owner #: 57091 Legal: FLEMING JOHN HUGH (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26915 .000613 Royalty Interest Category: G1 Railroad #: 26915		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	90 90	0 0	60 60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	230	390	Lease: 787550	Type: REAL	Owner #: 57091
NORTH ZULCH ISD	C	230	390	Legal: LEE (1H)		
				WILDFIRE ENERGY		
				AB 25 J PAYNE SURVEY		
				WELL #1H RRC# 27231		
				.000760 Royalty Interest		
				Category: G1		
				Railroad #: 27231		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$390 in 2024 as compared to \$320 in 2019 is a 21.88% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	230	114	276			
NORTH ZULCH ISD	230	114	276			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		40	20	Lease: 790229	Type: REAL	Owner #: 57091
NORTH ZULCH ISD		40	20	Legal: WHITMAN (1H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #1H RRC# 27031		
				.000591 Royalty Interest		
				Category: G1		
				Railroad #: 27031		
HB1984: The Appraised value of \$20 in 2024 as compared to \$50 in 2019 is a 60.00% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	40	0	20			
NORTH ZULCH ISD	40	0	20			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		30	20	Lease: 790935	Type: REAL	Owner #: 57091
NORTH ZULCH ISD		30	20	Legal: HUNLEY (ALLOCATION) (1H)		
				WILDFIRE ENERGY		
				AB 176 A NUNLEY SURVEY		
				WELL #1H RRC# 27032		
				.000197 Royalty Interest		
				Category: G1		
				Railroad #: 27032		
HB1984: The Appraised value of \$20 in 2024 as compared to \$50 in 2019 is a 60.00% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	30	0	20			
NORTH ZULCH ISD	30	0	20			

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
MADISON COUNTY	24,130	114	17,136			
NORTH ZULCH ISD	24,130	114	17,136			