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MONTAIGNE MINERALS LLC
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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: 59428 2085

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		3,350 3,350	2,960 2,960	Lease: 24740 Type: REAL Owner #: 59428 Legal: HALL WB (01) TRAILBLAZER AB-242 D WYATT SURVEY RRC #24740 .005120 Royalty Interest Category: G1 Railroad #: 24740		
No 2019 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	3,350	0	2,960			
NORTH ZULCH ISD	3,350	0	2,960			

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, beginnng 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 No 2019 Hist	820 820	570 570	Lease: 24961 Type: REAL Owner #: 59428 Legal: SHEPHERD CREEK WB (1H) TRAILBLAZER AB-170 CHARLES MCCOY SURV .000745 Royalty Interest Category: G1 Railroad #: 24961		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	820 820	0 0	570 570		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD HB1984: The Appraised value of \$4,110 in 2024 as compared to \$3,540 in 2019 is a 16.10% increase.	4,140 4,140	4,110 4,110	Lease: 25687 Type: REAL Owner #: 59428 Legal: BARRETT (1H) VESS OIL CORP AB-109 J M HARBOUR SURVEY RRC #25687 WELL #1H .001973 Royalty Interest Category: G1 Railroad #: 25687		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	4,140 4,140	0 0	4,110 4,110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY MADISNVILLE CISD G Deductions: (G)=LESS THAN \$500 MIN INT No 2019 Hist		50 50	Lease: 27413 Type: REAL Owner #: 59428 Legal: WOODY (ALLOCATION) (1H) BUFFALO XXII CORP AB 42 W W BALLARD SURVEY WELL #1H RRC# 27413 .004539 Royalty Interest Category: G1 Railroad #: 27413		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVILLE CISD	0 0	0 50	50 0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2019 Hist	4,220 4,220	3,190 3,190	Lease: 27600 Type: REAL Owner #: 59428 Legal: BURKHARDT (ALLOCATION) #1H WILDFIRE ENERGY AB 16 GEE A SURVEY WELL #1H RRC# 27600 .001209 Royalty Interest Category: G1 Railroad #: 27600		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	4,220 4,220	0 0	3,190 3,190		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		240	120	Lease: 116822	Type: REAL	Owner #: 59428
MADISNVILLE Cisd	G	240	120	Legal: MATHIS J F (01)		
				FAULCONER ENERGY		
				AB-16 ALFRED GEE SURVEY		
				.007780 Royalty Interest		
				Category: G1		
				Railroad #: 116822		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$120 in 2024 as compared to \$390 in 2019 is a 69.23% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	240	0	120			
MADISNVILLE Cisd	0	120	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		310	120	Lease: 273662	Type: REAL	Owner #: 59428
MADISNVILLE Cisd	G	310	120	Legal: GREENE (01)		
				E2 OPERATING LLC		
				AB 188 R ROBBINS SURVEY		
				WELL #1 RRC# 273662		
				.006595 Royalty Interest		
				Category: G1		
				Railroad #: 273662		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$120 in 2024 as compared to \$2,270 in 2019 is a 94.71% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	310	0	120			
MADISNVILLE Cisd	0	120	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		360	190	Lease: 791924	Type: REAL	Owner #: 59428
MADISNVILLE Cisd	G	360	190	Legal: FARRIS (01)		
				E2 OPERATING LLC		
				AB 20 D LARRISON SURVEY		
				WELL #1 RRC# 27072		
				.002485 Royalty Interest		
				Category: G1		
				Railroad #: 27072		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$190 in 2024 as compared to \$1,600 in 2019 is a 88.13% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	360	0	190			
MADISNVILLE Cisd	0	190	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		23,740	23,410	Lease: 845504	Type: REAL	Owner #: 59428
NORTH ZULCH ISD		23,740	23,410	Legal: MADISON (ALLOCATION) #1H		
				WILDFIRE ENERGY		
				AB 97 FITZGERALD T SURVEY		
				WELL #1H RRC #27625		
				.006147 Royalty Interest		
				Category: G1		
				Railroad #: 27625		
No 2019 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	23,740	0	23,410			
NORTH ZULCH ISD	23,740	0	23,410			

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	37,180	0	34,720		
NORTH ZULCH ISD	36,270	0	34,240		
MADISNVLE CISD	0	480	0		