

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

VESS TEXAS PARTNERS II LLC
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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:	59963 3159
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 NORMANGEE ISD	433,130 433,130	418,700 418,700	Lease: 4014 Type: REAL Owner #: 59963 Legal: REA UNIT (1H) VESS TEXAS PARTNERS AB 33 I VOTAW SURVEY WELL #1H RRC# 4014 .797383 Working Interest Category: G1 Railroad #: 4014 Agent: 040 HB1984: The Appraised value of \$418,700 in 2024 as compared to \$619,030 in 2019 is a 32.36% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	433,130 433,130	0 0	418,700 418,700

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 NORMANGEE ISD	1,160,020 1,160,020	1,152,390 1,152,390	Lease: 4019 Type: REAL Owner #: 59963 Legal: ELLISON UNIT (1H) VESS TEXAS PARTNERS AB 122 S HEWS SURVEY WELL #1H RRC# 4019 .793551 Working Interest Category: G1 Railroad #: 4019 HB1984: The Appraised value of \$1,152,390 in 2024 as compared to \$1,674,280 in 2019 is a 31.17% decrease.
Agent: 040			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	1,160,020 1,160,020	0 0	1,152,390 1,152,390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	2,315,860 2,315,860	2,424,090 2,424,090	Lease: 4079 Type: REAL Owner #: 59963 Legal: THE GROVE UNIT (1H)(2H)(3H) VESS TX PARTNERS II AB 162 N COPELAND SURVEY WELLS #1H 2H 3H RRC# 4079 .775405 Working Interest Category: G1 Railroad #: 4079 HB1984: The Appraised value of \$2,424,090 in 2024 as compared to \$2,720,130 in 2019 is a 10.88% decrease.
Agent: 040			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	2,315,860 2,315,860	0 0	2,424,090 2,424,090

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD G	20 20	20 20	Lease: 26116 Type: REAL Owner #: 59963 Legal: HOLIWAY UNIT (1H) CAMERON EXPLORATION AB 43 C BLYTHE SURVEY WELL #1H RRC# 26116 .000036 Override Royalty Category: G1 Railroad #: 26116 Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2024 as compared to \$30 in 2019 is a 33.33% decrease.
Agent: 040			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	20 0	0 20	20 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	236,180 236,180	241,330 241,330	Lease: 743493 Type: REAL Owner #: 59963 Legal: BLAZEK-PETERS UNIT (1H) VESS TEXAS PARTNERS AB-33 I VOTAW SURVEY WELL (1H) RRC#4006 .787718 Working Interest Category: G1 Railroad #: 4006 HB1984: The Appraised value of \$241,330 in 2024 as compared to \$225,700 in 2019 is a 6.93% increase.
Agent: 040			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	236,180 236,180	0 0	241,330 241,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	756,950 756,950	764,700 764,700	Lease: 765931 Type: REAL Owner #: 59963 Legal: BAYOU BENGALS UNIT (1H) VESS TEXAS PARTNERS AB 122 S HEWS SURVEY WELL #1H RRC# 04063 .790668 Working Interest Category: G1 Railroad #: 4063 HB1984: The Appraised value of \$764,700 in 2024 as compared to \$988,120 in 2019 is a 22.61% decrease.
Agent: 040			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	756,950 756,950	0 0	764,700 764,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	800,740 800,740	946,750 946,750	Lease: 771048 Type: REAL Owner #: 59963 Legal: SULLY UNIT (1H) VESS TEXAS PARTNERS AB 162 N COPELAND SURVEY WELL #1H RRC# 4037 .779713 Working Interest Category: G1 Railroad #: 4037 HB1984: The Appraised value of \$946,750 in 2024 as compared to \$865,990 in 2019 is a 9.33% increase.
Agent: 040			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	800,740 800,740	0 0	946,750 946,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	5,370 5,370	5,370 5,370	Lease: 785467 Type: REAL Owner #: 59963 Legal: THE GOLDEN WAVE UNIT (1H) VESS AB 162 N COPELAND SURVEY WELL #1H RRC# .777569 Working Interest Category: G1 Railroad #: 26595 HB1984: The Appraised value of \$5,370 in 2024 as compared to \$5,330 in 2019 is a .75% increase.
Agent: 040			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	5,370 5,370	0 0	5,370 5,370

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	5,708,270	0	5,953,350		
NORMANGEE ISD	5,708,250	0	5,953,330		
NORTH ZULCH ISD	0	20	0		

