

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

CREIGHTON FAMILY PARTNERSHIP
414 WEST PHILLIPS ST/SUITE 100
CONROE TX 77301



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:	61504 669
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 MADISNVLE CISD		10 10	Lease: 25278 Type: REAL Owner #: 61504 Legal: FANNIN M G UNIT 2 (01) (03) SOUTHWEST OPERATING RRC #25278 WELLS # 1 & 3 .000124 Royalty Interest Category: G1 Railroad #: 25278
HB1984: The Appraised value of \$10 in 2024 as compared to \$40 in 2019 is a 75.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY	0	0	10
MADISNVLE CISD	0	0	10

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	530	770	Lease: 25950 Type: REAL Owner #: 61504		
NORTH ZULCH ISD	C	530	770	Legal: HALL GRACE OIL UNIT -A- (1H) CONTANGO RESOURCES AB-16 A GEE SURVEY RRC #25950 .000516 Royalty Interest Category: G1 Railroad #: 25950		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$770 in 2024 as compared to \$340 in 2019 is a 126.47% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	530	134	636			
NORTH ZULCH ISD	530	134	636			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY		70	40	Lease: 161295 Type: REAL Owner #: 61504	
NORTH ZULCH ISD		70	40	Legal: BIG INCH RANCH (01) FAULCONER ENERGY AB-114 HUGH HAMPTON SURVEY .002501 Royalty Interest Category: G1 Railroad #: 161295	
HB1984: The Appraised value of \$40 in 2024 as compared to \$30 in 2019 is a 33.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	70	0	40		
NORTH ZULCH ISD	70	0	40		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY		260	260	Lease: 738907 Type: REAL Owner #: 61504	
NORTH ZULCH ISD		260	260	Legal: WINCHESTER (1H) WILDFIRE ENERGY AB-184 W C PALMER SURVEY WELL #1H RRC# 26487 .000215 Royalty Interest Category: G1 Railroad #: 26487	
HB1984: The Appraised value of \$260 in 2024		as compared to \$310 in 2019 is a 16.13% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	260	0	260		
NORTH ZULCH ISD	260	0	260		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	640	810	Lease: 749050 Type: REAL Owner #: 61504		
MADISNVLL Cisd	C	640	810	Legal: HENSON UNIT 2 (1H) WILDFIRE ENERGY AB 8 T BOATWRIGHT SURVEY WELL #1H RRC# 26683 .000566 Royalty Interest Category: G1 Railroad #: 26683		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$810 in 2024				as compared to \$1,260 in 2019 is a 35.71% decrease.		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	640		42	768		
MADISNVLL Cisd	640		42	768		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	1,500	176	1,714		
MADISNVLE CISD	640	42	778		
NORTH ZULCH ISD	860	134	936		

