

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

POWERS GLENN JR
2365 FM 2865
NORTH ZULCH TX 77872-7133



APPRAISAL YEAR 2025	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON 6/24/2025	AT: 9:00 AM
808 STATE STREET	
MADISONVILLE TX 77864	
903-657-2555 EXT 24 OWNERSHIP	
903-657-2555 EXT 12 MINERALS	
903-657-2555 EXT 28 PERS PROP	
903-657-2555 EXT 28 UTILITIES	
Protest Deadline:	6-02-2025
ARB Hearing:	6-24-2025
Owner:	21516 2293
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 2025	PROPERTY DESCRIPTION
MADISON COUNTY	C	450	620	Lease: 95037 Type: REAL Owner #: 21516
NORTH ZULCH ISD	C	450	620	Legal: RASCO G D & ANNIE (01) EMPIRE TEXAS OPERAT AB-109 JAMES HARBOUR SURVEY RRC #95037 WELL #1 .050542 Royalty Interest Category: G1 Railroad #: 95037
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$620 in 2025 as compared to \$1,060 in 2020 is a 41.51% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	450	80	540	
NORTH ZULCH ISD	450	80	540	

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 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	40	100	Lease: 128000 Type: REAL Owner #: 21516		
NORTH ZULCH ISD	C	40	100	Legal: RASCO G D & ANNIE (02) EMPIRE TEXAS OPERAT AB-109 JAMES HARBOUR SURVEY RRC #128000 WELL #2 .002982 Royalty Interest Category: G1 Railroad #: 128000		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$100 in 2025				as compared to \$60 in 2020 is a 66.67% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	40	50	50			
NORTH ZULCH ISD	40	50	50			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		110	80	Lease: 165234	Type: REAL Owner #: 21516
NORTH ZULCH ISD		110	80	Legal: RASCO G D & ANNIE (03)	
				EMPIRE TEXAS OPERAT	
				AB-109 J M HARBOUR SURV	
				RRC #165234	WELL #3
				.002982 Royalty Interest	
				Category: G1	
				Railroad #: 165234	
HB1984: The Appraised value of \$80 in 2025 as compared to \$120 in 2020 is a 33.33% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	110	0	80		
NORTH ZULCH ISD	110	0	80		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	1,200	2,560	Lease: 197648 Type: REAL Owner #: 21516		
NORTH ZULCH ISD	C	1,200	2,560	Legal: RASCO G D & ANNIE (04) EMPIRE TEXAS OPERATI AB-109 JAMES HARBOUR SURV RRC #197648 WELL #4 .050542 Royalty Interest Category: G1 Railroad #: 197648		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,560 in 2025 as compared to \$800 in 2020 is a 220.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,200	1,120	1,440			
NORTH ZULCH ISD	1,200	1,120	1,440			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	1,800	1,250	2,110		
NORTH ZULCH ISD	1,800	1,250	2,110		