

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

PAYNE W W TESTMNTY TRST
%DWAYNE WALTERS-TRUSTEE
139 FM 1696 EAST
HUNSVILLE TX 77320



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: 22782 2195

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 NORTH ZULCH ISD	36,210 36,210	31,090 31,090	Lease: 25950 Type: REAL Owner #: 22782 Legal: HALL GRACE OIL UNIT -A- (1H) WILDFIRE ENCERY OPER AB-16 A GEE SURVEY RRC #25950 .027083 Royalty Interest Category: G1 Railroad #: 25950
HB1984: The Appraised value of \$31,090 in 2025 as compared to \$30,270 in 2020 is a 2.71% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	33,600 33,600	0 0	31,090 31,090

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	3,790	10,920	Lease: 26067 Type: REAL Owner #: 22782	
NORTH ZULCH ISD	C	3,790	10,920	Legal: PAYNE UNIT -A- (1H)(2H) WILDFIRE ENGERY OPER AB-177 P O'ROURK SURVEY RRC# 26067 WELL #1H & 2H .013119 Royalty Interest Category: G1 Railroad #: 26067	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$10,920 in 2025 as compared to \$14,090 in 2020 is a 22.50% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	3,790	6,370	4,550		
NORTH ZULCH ISD	3,790	6,370	4,550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		42,410	27,980	Lease: 26168 Type: REAL Owner #: 22782	
NORTH ZULCH ISD		42,410	27,980	Legal: PAYNE UNIT B (1H)(2H) WILDFIRE ENGERY OPER AB 177 P O'ROURK RRC# 26168 .024094 Royalty Interest Category: G1 Railroad #: 26168	
HB1984: The Appraised value of \$27,980 in 2025 as compared to \$42,520 in 2020 is a 34.20% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	42,204	0	27,980		
NORTH ZULCH ISD	42,204	0	27,980		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		490	540	Lease: 74587 Type: REAL Owner #: 22782	
NORTH ZULCH ISD		490	540	Legal: PAYNE W W UNIT (1L) FAULCONER ENERGY AB-177 PATRICK O'ROURKE SURV RRC #74587 WELL #1L .040805 Royalty Interest Category: G1 Railroad #: 74587	
HB1984: The Appraised value of \$540 in 2025		as compared to \$390 in 2020 is a 38.46% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	490	0	540		
NORTH ZULCH ISD	490	0	540		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		780	730	Lease: 87397 Type: REAL Owner #: 22782	
NORTH ZULCH ISD		780	730	Legal: PAYNE W W (02) FAULCONER ENERGY AB-177 PATRICK O'ROURKE SURV RRC #87397 WELL #2 .040805 Royalty Interest Category: G1 Railroad #: 87397	
HB1984: The Appraised value of \$730 in 2025				as compared to \$590 in 2020 is a 23.73% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	780	0	730		
NORTH ZULCH ISD	780	0	730		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	80,864	6,370	64,890		
NORTH ZULCH ISD	80,864	6,370	64,890		