

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

ALLPHIN R G & DOLORES
PO BOX 111
NORTH ZULCH TX 77872-0111



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:	25185 35
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	70	90	Lease: 95037 Type: REAL Owner #: 25185
NORTH ZULCH ISD	C	70	90	Legal: RASCO G D & ANNIE (01) EMPIRE TEXAS OPERAT AB-109 JAMES HARBOUR SURVEY RRC #95037 WELL #1 .007603 Royalty Interest Category: G1 Railroad #: 95037
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$90 in 2025 as compared to \$160 in 2020 is a 43.75% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	70	10	80	
NORTH ZULCH ISD	70	10	80	

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 NORTH ZULCH ISD	40 40	40 40	Lease: 101683 Type: REAL Owner #: 25185 Legal: WIESE G/U (01) FAULCONER ENERGY AB-43 CHAMPION BLYTHE SURV RRC #101683 WELL #1 .000337 Royalty Interest Category: G1 Railroad #: 101683 HB1984: The Appraised value of \$40 in 2025 as compared to \$10 in 2020 is a 300.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	40 40	0 0	40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	150 150	150 150	Lease: 114550 Type: REAL Owner #: 25185 Legal: TOOMEY (01) FAULCONER ENERGY AB-43 BLYTHE CHAMPION SURVEY RRC #114550 WELL #1 .005581 Royalty Interest Category: G1 Railroad #: 114550 HB1984: The Appraised value of \$150 in 2025 as compared to \$110 in 2020 is a 36.36% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	150 150	0 0	150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	20 20	40 40	Lease: 128000 Type: REAL Owner #: 25185 Legal: RASCO G D & ANNIE (02) EMPIRE TEXAS OPERAT AB-109 JAMES HARBOUR SURVEY RRC #128000 WELL #2 .001277 Royalty Interest Category: G1 Railroad #: 128000 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$40 in 2025 as compared to \$30 in 2020 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	20 20	20 20	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	50 50	30 30	Lease: 165234 Type: REAL Owner #: 25185 Legal: RASCO G D & ANNIE (03) EMPIRE TEXAS OPERAT AB-109 J M HARBOUR SURV RRC #165234 WELL #3 .001277 Royalty Interest Category: G1 Railroad #: 165234 HB1984: The Appraised value of \$30 in 2025 as compared to \$50 in 2020 is a 40.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	50 50	0 0	30 30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	180	390	Lease: 197648	Type: REAL Owner #: 25185
NORTH ZULCH ISD	C	180	390	Legal: RASCO G D & ANNIE (04)	
				EMPIRE TEXAS OPERATI	
				AB-109 JAMES HARBOUR SURV	
				RRC #197648	WELL #4
				.007603 Royalty Interest	
				Category: G1	
				Railroad #:	197648
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$390 in 2025 as compared to \$120 in 2020 is a 225.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	180	170	220		
NORTH ZULCH ISD	180	170	220		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	510	200	540		
NORTH ZULCH ISD	510	200	540		

