

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

SWANSON CHILDREN TRUST
M SWANSON/A DEROEK/S CANAN-TT
177 CR 3136
JACKSONVILLE TX 75766



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:	30558 2764
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	380	1,970	Lease: 25770 Type: REAL Owner #: 30558
NORTH ZULCH ISD	C	380	1,970	Legal: WIESE (1H) CML EXPLORATION AB-15 P H FULLENWIDER SURVEY .003070 Royalty Interest Category: G1 Railroad #: 25770
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,970 in 2025 as compared to \$560 in 2020 is a 251.79% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	380	1,510	460	
NORTH ZULCH ISD	380	1,510	460	

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	6,300 6,300	4,460 4,460	Lease: 25871 Type: REAL Owner #: 30558 Legal: HARRISON (1H) & (2H) CML EXPLORATION AB-15 PETER FULLENWINDER SURV RRC #25871 WELL #1H 2H .003848 Royalty Interest Category: G1 Railroad #: 25871 HB1984: The Appraised value of \$4,460 in 2025 as compared to \$10,460 in 2020 is a 57.36% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,300 6,300	0 0	4,460 4,460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORMANGEE ISD C NORTH ZULCH ISD C	4,550 2,230 2,320	4,290 2,100 2,190	Lease: 26391 Type: REAL Owner #: 30558 Legal: HOWARD-PIERCE UNIT (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC# 26391 .006157 Royalty Interest Category: G1 Railroad #: 26391 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$4,290 in 2025 as compared to \$9,440 in 2020 is a 54.56% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	1,044 516 528	3,040 1,480 1,560	1,250 620 630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	12,750 1,640 11,110	8,310 1,070 7,240	Lease: 28003 Type: REAL Owner #: 30558 Legal: LEONA-HOWARD (ALLOCATION) #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H, RRC #28003 .004232 Royalty Interest Category: G1 Railroad #: 28003 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	11,256 1,452 9,804	0 0 0	8,310 1,070 7,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	7,510 1,420 6,090	4,290 810 3,480	Lease: 28004 Type: REAL Owner #: 30558 Legal: HOWARD-MOORE UNIT A #2H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #2H RRC #28004 .003229 Royalty Interest Category: G1 Railroad #: 28004 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	5,196 984 4,212	0 0 0	4,290 810 3,480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	10,230	11,290	Lease: 28010	Type: REAL	Owner #: 30558
NORMANGEE ISD	C	1,940	2,140	Legal: HOWARD-MOORE UNIT #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H RRC #28010 .003245 Royalty Interest Category: G1 Railroad #: 28010		
NORTH ZULCH ISD	C	8,290	9,150			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		8,916	590	10,700		
NORMANGEE ISD		1,692	110	2,030		
NORTH ZULCH ISD		7,224	480	8,670		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		800	960	Lease: 93869 Type: REAL Owner #: 30558		
NORTH ZULCH ISD		800	960	Legal: WIESE G/U (1C) NZ OPERATING CO AB-159 THOMAS R MARSTON SURV .006355 Royalty Interest Category: G1 Railroad #: 93869		
HB1984: The Appraised value of \$960 in 2025		as compared to \$230 in 2020 is a 317.39% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	800	0	960			
NORTH ZULCH ISD	800	0	960			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		9,700	6,190	Lease: 741173 Type: REAL Owner #: 30558		
MADISNVILLE CISD		9,700	6,190	Legal: BRASSELL (01) E2 OPERATING LLC AB 164 W MCLEAN SURVEY WELL 1 RRC 271284 .035181 Royalty Interest Category: G1 Railroad #: 271284		
HB1984: The Appraised value of \$6,190 in 2025 as compared to \$4,320 in 2020 is a 43.29% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		9,700	0	6,190		
MADISNVILLE CISD		9,700	0	6,190		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		8,100	5,270	Lease: 743162	Type: REAL	Owner #: 30558
NORMANGEE ISD		930	610	Legal: LONG HOLLOW (1RE)(2H) VESS OIL CORPORATION AB 48 A J BONDS SURVEY WELL #1RE & #2H RRC# 26245 .010514 Royalty Interest Category: G1 Railroad #: 26245		
NORTH ZULCH ISD		7,170	4,660			
HB1984: The Appraised value of \$5,270 in 2025 as compared to \$7,750 in 2020 is a 32.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		7,644	0	5,270		
NORMANGEE ISD		876	0	610		
NORTH ZULCH ISD		6,756	0	4,660		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	14,520 14,520	1,890 1,890	Lease: 760144 Type: REAL Owner #: 30558 Legal: STIVER (01) E2 OPERATING LLC AB 188 R ROBBINS SURVEY WELL #1 RRC#276853 .036507 Royalty Interest Category: G1 Railroad #: 276853 HB1984: The Appraised value of \$1,890 in 2025 as compared to \$13,940 in 2020 is a 86.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	14,520 14,520	0 0	1,890 1,890

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORMANGEE ISD NORTH ZULCH ISD C	2,620 290 2,330	3,220 350 2,870	Lease: 779015 Type: REAL Owner #: 30558 Legal: LEONA UNIT (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC #26650 .003138 Royalty Interest Category: G1 Railroad #: 26650 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,220 in 2025 as compared to \$5,790 in 2020 is a 44.39% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	2,620 290 2,330	80 0 70	3,140 350 2,800

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY NORTH ZULCH ISD NORMANGEE ISD MADISNVLL Cisd	68,376 38,334 5,810 24,220	5,220 3,620 1,590 0	46,920 33,360 5,490 8,080		