

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

WALTERS DWAYNE P
139 FM 1696 EAST
HUNTSVILLE 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:	30806 3006
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	18,100 18,100	15,540 15,540	Lease: 25950 Type: REAL Owner #: 30806 Legal: HALL GRACE OIL UNIT -A- (1H) WILDFIRE ENCERY OPER AB-16 A GEE SURVEY RRC #25950 .013541 Royalty Interest Category: G1 Railroad #: 25950
HB1984: The Appraised value of \$15,540 in 2025 as compared to \$15,140 in 2020 is a 2.64% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	16,800 16,800	0 0	15,540 15,540

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	1,890	5,460	Lease: 26067 Type: REAL Owner #: 30806	
NORTH ZULCH ISD	C	1,890	5,460	Legal: PAYNE UNIT -A- (1H)(2H) WILDFIRE ENGERY OPER AB-177 P O'ROURK SURVEY RRC# 26067 WELL #1H & 2H .006559 Royalty Interest Category: G1 Railroad #: 26067	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$5,460 in 2025 as compared to \$7,040 in 2020 is a 22.44% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	1,890	3,190	2,270		
NORTH ZULCH ISD	1,890	3,190	2,270		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		21,200	13,990	Lease: 26168 Type: REAL Owner #: 30806	
NORTH ZULCH ISD		21,200	13,990	Legal: PAYNE UNIT B (1H)(2H) WILDFIRE ENGERY OPER AB 177 P O'ROURK RRC# 26168 .012047 Royalty Interest Category: G1 Railroad #: 26168	
HB1984: The Appraised value of \$13,990 in 2025 as compared to \$21,260 in 2020 is a 34.20% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	21,096	0	13,990		
NORTH ZULCH ISD	21,096	0	13,990		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		240	270	Lease: 74587 Type: REAL Owner #: 30806	
NORTH ZULCH ISD		240	270	Legal: PAYNE W W UNIT (1L) FAULCONER ENERGY AB-177 PATRICK O'ROURKE SURV RRC #74587 WELL #1L .020403 Royalty Interest Category: G1 Railroad #: 74587	
HB1984: The Appraised value of \$270 in 2025		as compared to \$190 in 2020 is a 42.11% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	240	0	270		
NORTH ZULCH ISD	240	0	270		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		390	370	Lease: 87397 Type: REAL Owner #: 30806	
NORTH ZULCH ISD		390	370	Legal: PAYNE W W (02) FAULCONER ENERGY AB-177 PATRICK O'ROURKE SURV RRC #87397 WELL #2 .020403 Royalty Interest Category: G1 Railroad #: 87397	
HB1984: The Appraised value of \$370 in 2025			as compared to \$290 in 2020 is a 27.59% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	390	0	370		
NORTH ZULCH ISD	390	0	370		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	40,416	3,190	32,440		
NORTH ZULCH ISD	40,416	3,190	32,440		