

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

MANNING FAMILY LIVING TRUST
JANICE MANNING-TTEE
3403 STOREY LAKE DR
TYLER TX 75707-1761



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: 30870 1756

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	5,390 5,390	3,510 3,510	Lease: 15043 Type: REAL Owner #: 30870 Legal: KOENNING EDDIE & WELBOURNE(01) GOLDSMITH OPERATING .020833 Royalty Interest Category: G1 Railroad #: 15043
HB1984: The Appraised value of \$3,510 in 2025 as compared to \$2,660 in 2020 is a 31.95% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	4,128 4,128	0 0	3,510 3,510

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	12,150 12,150	10,290 10,290	Lease: 25218 Type: REAL Owner #: 30870 Legal: JAM (01) CML EXPLORATION LLC AB-25 JOHN PAYNE SURVEY RRC #25218 .008993 Royalty Interest Category: G1 Railroad #: 25218 HB1984: The Appraised value of \$10,290 in 2025 as compared to \$9,790 in 2020 is a 5.11% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	12,150 12,150	0 0	10,290 10,290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,750 5,750	3,790 3,790	Lease: 26168 Type: REAL Owner #: 30870 Legal: PAYNE UNIT B (1H)(2H) WILDFIRE ENGERY OPER AB 177 P O'ROURK RRC# 26168 .003264 Royalty Interest Category: G1 Railroad #: 26168 HB1984: The Appraised value of \$3,790 in 2025 as compared to \$5,760 in 2020 is a 34.20% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,712 5,712	0 0	3,790 3,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	430 430	280 280	Lease: 27600 Type: REAL Owner #: 30870 Legal: BURKHARDT (ALLOCATION) 1H WILDFIRE ENERGY AB 16 GEE A SURVEY WELL 1H RRC 27600 .000162 Royalty Interest Category: G1 Railroad #: 27600 HB1984: The Appraised value of \$280 in 2025 as compared to \$610 in 2020 is a 54.10% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	430 430	0 0	280 280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	20 20	10 10	Lease: 102672 Type: REAL Owner #: 30870 Legal: KLEB CLIFTON R (02) FAULCONER ENERGY AB-185 W C PALMER SURVEY RRC #102672 WELL #2 .001946 Royalty Interest Category: G1 Railroad #: 102672 HB1984: The Appraised value of \$10 in 2025 as compared to \$10 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	20 20	0 0	10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY	10	10	Lease: 138714 Type: REAL Owner #: 30870 Legal: MATHIS JAS F (02) WILDFIRE ENERGY NORTH ZULCH ISD-75% AB-16 ALFRED GEE SURVEY .000305 Royalty Interest Category: G1 Railroad #: 138714 HB1984: The Appraised value of \$10 in 2025 as compared to \$30 in 2020 is a 66.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY	10	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	70 20 50	50 20 40	Lease: 139636 Type: REAL Owner #: 30870 Legal: LANG JAMES (02) WILDFIRE ENERGY NORTH ZULCH ISD-70% AB-16 ALFRED GEE SURVEY .002242 Royalty Interest Category: G1 Railroad #: 139636 Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$50 in 2025 as compared to \$180 in 2020 is a 72.22% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	70 0 50	0 20 0	50 0 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,270 6,270	4,940 4,940	Lease: 738907 Type: REAL Owner #: 30870 Legal: WINCHESTER (1H) WILDFIRE ENERGY AB-184 W C PALMER SURVEY WELL #1H RRC# 26487 .005795 Royalty Interest Category: G1 Railroad #: 26487 HB1984: The Appraised value of \$4,940 in 2025 as compared to \$4,460 in 2020 is a 10.76% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,270 6,270	0 0	4,940 4,940

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	28,790	0	22,880		
NORTH ZULCH ISD	28,760	0	22,860		
MADISNVILLE Cisd	0	20	0		

