

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

E-TEX PRODUCTION CO
PO BOX 1768
PORT LAVACA TX 77979



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: 33828 809

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	9,060	14,260	Lease: 10535 Type: REAL Owner #: 33828
MADISNVILLE Cisd	C	9,060	14,260	Legal: OSR-HALLIDAY UNIT WOODBINE PROD LEON COUNTY-41% AB-29 F DEL VALLE ETAL SURVEY .000817 Royalty Interest Category: G1 Railroad #: 10535
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$14,260 in 2025 as compared to \$5,810 in 2020 is a 145.44% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	9,060	3,390	10,870	
MADISNVILLE Cisd	9,060	3,390	10,870	

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	710	1,120	Lease: 10535 Type: REAL Owner #: 33828		
MADISNVLLC CISD	C	710	1,120	Legal: OSR-HALLIDAY UNIT WOODBINE PROD LEON COUNTY-41% AB-29 F DEL VALLE ETAL SURVEY .000064 Override Royalty Category: G1 Railroad #: 10535		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,120 in 2025 as compared to \$460 in 2020 is a 143.48% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	710	270	850			
MADISNVLLC CISD	710	270	850			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		330	220	Lease: 27600 Type: REAL Owner #: 33828		
NORTH ZULCH ISD		330	220	Legal: BURKHARDT (ALLOCATION) 1H WILDFIRE ENERGY AB 16 GEE A SURVEY WELL 1H RRC 27600 .000125 Royalty Interest Category: G1 Railroad #: 27600		
HB1984: The Appraised value of \$220 in 2025		as compared to \$470 in 2020 is a 53.19% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	330	0	220			
NORTH ZULCH ISD	330	0	220			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY MADISNVLLC CISD		10 10	10 10	Lease: 105078 Type: REAL Owner #: 33828 Legal: GOULD MYRA (01) PARTEN OPERATING AB-260 H W BOZEMAN SURVEY RRC #105078 WELL #1 .000351 Royalty Interest Category: G1 Railroad #: 105078 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	10	0	10			
MADISNVLLC CISD	10	0	10			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		430	290	Lease: 115063 Type: REAL Owner #: 33828	
NORTH ZULCH ISD		430	290	Legal: CAMPBELL ETAL (01) FAULCONER ENERGY AB 43 CHAMPION BLYTHE SURVEY WELL 1 RRC 115063 .003387 Override Royalty Category: G1 Railroad #: 115063	
HB1984: The Appraised value of \$290 in 2025				as compared to \$110 in 2020 is a 163.64% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	430	0	290		
NORTH ZULCH ISD	430	0	290		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd NORTH ZULCH ISD	40 10 30	30 10 20	Lease: 139636 Type: REAL Owner #: 33828 Legal: LANG JAMES (02) WILDFIRE ENERGY NORTH ZULCH ISD-70% AB-16 ALFRED GEE SURVEY .001320 Royalty Interest Category: G1 Railroad #: 139636 HB1984: The Appraised value of \$30 in 2025 as compared to \$100 in 2020 is a 70.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd NORTH ZULCH ISD	40 10 30	0 0 0	30 10 20

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	10,580	3,660	12,270		
MADISNVLL Cisd	9,790	3,660	11,740		
NORTH ZULCH ISD	790	0	530		

