

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

WOODBINE PRODUCTION
% CREST TAX PARTNERS LLC
PO BOX 7335
TYLER TX 75711



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: 37362 3185

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	6,110	9,620	Lease: 10535 Type: REAL Owner #: 37362
MADISNVLE Cisd	C	6,110	9,620	Legal: OSR-HALLIDAY UNIT WOODBINE PROD LEON COUNTY-41% AB-29 F DEL VALLE ETAL SURVEY Agent: 368 .000551 Royalty Interest Category: G1 Railroad #: 10535
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$9,620 in 2025 as compared to \$3,920 in 2020 is a 145.41% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	6,110	2,290	7,330	
MADISNVLE Cisd	6,110	2,290	7,330	

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	13,110	20,630	Lease: 10535	Type: REAL	Owner #: 37362
MADISNVILLE Cisd	C	13,110	20,630	Legal: OSR-HALLIDAY UNIT		
				WOODBINE PROD		
				LEON COUNTY-41%		
				AB-29 F DEL VALLE ETAL SURVEY		
					Agent: 368	
				.001182 Override Royalty		
				Category: G1		
				Railroad #: 10535		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$20,630 in 2025 as compared to \$8,410 in 2020 is a 145.30% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	13,110	4,900	15,730			
MADISNVILLE Cisd	13,110	4,900	15,730			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	2,499,610	5,850,040	Lease: 10535	Type: REAL	Owner #: 37362
MADISNVILLE Cisd	C	2,499,610	5,850,040	Legal: OSR-HALLIDAY UNIT		
				WOODBINE PROD		
				LEON COUNTY-41%		
				AB-29 F DEL VALLE ETAL SURVEY		
					Agent: 368	
				.793818 Working Interest		
				Category: G1		
				Railroad #: 10535		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$5,850,040 in 2025 as compared to \$286,570 in 2020 is a 1941.40% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	2,499,610	2,850,510	2,999,530			
MADISNVILLE Cisd	2,499,610	2,850,510	2,999,530			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		23,030	8,830	Lease: 11866	Type: REAL	Owner #: 37362
NORTH ZULCH ISD		23,030	8,830	Legal: DOBESH (01)		
				WOODBINE PRODUCTION		
				AB 25 JOHN PAYNE SURVEY		
				WELL 1 RRC 11866		
					Agent: 368	
				.800000 Working Interest		
				Category: G1		
				Railroad #: 11866		
HB1984: The Appraised value of \$8,830 in 2025 as compared to \$8,830 in 2020 is a .00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	23,030	0	8,830			
NORTH ZULCH ISD	23,030	0	8,830			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		8,830	8,830	Lease: 774842	Type: REAL	Owner #: 37362
MADISNVILLE Cisd		8,830	8,830	Legal: CARGILE (01)		
				WOODBINE PRODUCTION		
				AB 17 A HOTCHKISS SURVEY		
				WELL 1 RRC 26617		
					Agent: 368	
				.750000 Working Interest		
				Category: G1		
				Railroad #: 26617		
HB1984: The Appraised value of \$8,830 in 2025 as compared to \$8,830 in 2020 is a .00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	8,830	0	8,830			
MADISNVILLE Cisd	8,830	0	8,830			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	2,550,690	2,857,700	3,040,250		
MADISNVLE CISD	2,527,660	2,857,700	3,031,420		
NORTH ZULCH ISD	23,030	0	8,830		

