

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

FUHRMANN CHARLES J II
110 WYCKHAM RISE ST
SAN ANTONIO TX 78209-5416



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: 38550 978

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		20	40	Lease: 85577 Type: REAL Owner #: 38550
MADISNVLE CISD	G C		20	40	Legal: STONE HENRIETTA (02) WILDFIRE ENERGY AB-3 DELORES ARRIOLA SURVEY RRC #85577 WELL #2 .000250 Royalty Interest Category: G1 Railroad #: 85577
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$40 in 2025 as compared to \$20 in 2020 is a 100.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	20	20	20		
MADISNVLE CISD	0	40	0		

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		30	20	Lease: 92486 Type: REAL Owner #: 38550		
MADISNVILLE Cisd	G	30	20	Legal: KEY UNIT (02) SULPHUR RIVER AB-113 WM J C HILL SURVEY RRC #92486 WELL #2 .001390 Royalty Interest Category: G1 Railroad #: 92486		
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2025				as compared to \$30 in 2020 is a 33.33% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		30	0	20		
MADISNVILLE Cisd		0	20	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY MADISNVLL Cisd						

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVLL Cisd	G		10 10	Lease: 786907 Type: REAL Owner #: 38550 Legal: GIBBS BROS (01) E2 OPERATING LLC AB 153 J MONTGOMERY SURVEY WELL #1 RRC# 279355 .000437 Royalty Interest Category: G1 Railroad #: 279355	
Deductions: (G)=LESS THAN \$500 MIN INT 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 MADISNVLL Cisd	0 0		0 10	10 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		100	80	Lease: 791222	Type: REAL Owner #: 38550
MADISNVILLE CISD	G	90	70	Legal: VICK TRUST UNIT B (ALLOC) (2H)	
NORTH ZULCH ISD		10	10	WILDFIRE ENGERY OPER	
				AB 28 Z ROBINSON SURVEY	
				WELL #2H RRC# 27128	
				.000691 Royalty Interest	
				Category: G1	
				Railroad #: 27178	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$80 in 2025 as compared to \$110 in 2020 is a 27.27% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	72	0	80		
MADISNVILLE CISD	0	70	0		
NORTH ZULCH ISD	10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	60	120	Lease: 792528	Type: REAL Owner #: 38550
MADISNVILLE CISD	G C	50	100	Legal: VICK TRUST UNIT B (ALLOC) (3H)	
NORTH ZULCH ISD		10	10	WILDFIRE ENGERY OPER	
				AB 28 Z ROBINSON SURVEY	
				WELL #3H RRC# 27199	
				.000639 Royalty Interest	
				Category: G1	
				Railroad #: 27199	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$120 in 2025 as compared to \$140 in 2020 is a 14.29% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	36	80	40		
MADISNVILLE CISD	0	100	0		
NORTH ZULCH ISD	10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		1,290	810	Lease: 845261	Type: REAL Owner #: 38550
NORTH ZULCH ISD		1,290	810	Legal: J F (ALLOC) (1H)	
				WILDFIRE ENERGY	
				AB 113 WJC HILL SURVEY	
				WELL# 1H RRC#27594	
				.000305 Royalty Interest	
				Category: G1	
				Railroad #: 27594	
HB1984: The Appraised value of \$810 in 2025 as compared to \$2,550 in 2020 is a 68.24% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	1,140	0	810		
NORTH ZULCH ISD	1,140	0	810		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	1,298	100	1,010		
MADISNVILLE CISD	0	270	0		
NORTH ZULCH ISD	1,160	0	830		

