

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 RICHARD R
269 CAMELBACK CT
AUGUSTA GA 30907-9421



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:	38551 981
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 #: 38551
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 #: 38551		
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 #: 38551 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 MADISNVLL Cisd NORTH ZULCH ISD	100 90 10	80 70 10	Lease: 791222 Type: REAL Owner #: 38551 Legal: VICK TRUST UNIT B (ALLOC) (2H) 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 MADISNVLL Cisd NORTH ZULCH ISD	72 0 10	0 70 0	80 0 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd NORTH ZULCH ISD	60 50 10	120 100 10	Lease: 792528 Type: REAL Owner #: 38551 Legal: VICK TRUST UNIT B (ALLOC) (3H) 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 MADISNVLL Cisd NORTH ZULCH ISD	36 0 10	80 100 0	40 0 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,290 1,290	810 810	Lease: 845261 Type: REAL Owner #: 38551 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 NORTH ZULCH ISD	1,140 1,140	0 0	810 810

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

