

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

ROYALTY CLEARINGHOUSE  
701 BRAZOS ST/STE 660  
AUSTIN TX 78701-2557



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:	39040 2455
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	50 50	50 50	Lease: 7097 Type: REAL Owner #: 39040 Legal: BYARS HELEN (01) FAULCONER ENERGY AB A ROBINSON SURVEY WELL 1 RRC 7097  .001070 Royalty Interest Category: G1 Railroad #: 7097
HB1984: The Appraised value of \$50 in 2025 as compared to \$30 in 2020 is a 66.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	50 50	0 0	50 50

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		760 760	Lease: 15528 Type: REAL Owner #: 39040 Legal: GOLDSMITH-BENGE A Y (01) GOLDSMITH OPERATING AB-25 JOHN PAYNE SURVEY RRC #15528  .009375 Royalty Interest Category: G1 Railroad #: 15528  HB1984: The Appraised value of \$760 in 2025 as compared to \$540 in 2020 is a 40.74% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	0 0	0 0	760 760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	2,240 2,240	3,470 3,470	Lease: 16714 Type: REAL Owner #: 39040 Legal: GOLDSMITH-BENGE A Y (02) GOLDSMITH OPERATING AB-91 R H DUNHAM SURVEY RRC #16714  .009375 Royalty Interest Category: G1 Railroad #: 16714  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,470 in 2025 as compared to \$1,360 in 2020 is a 155.15% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,240 2,240	780 780	2,690 2,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	9,270 9,270	8,550 8,550	Lease: 25266 Type: REAL Owner #: 39040 Legal: BENGE UNIT (1H) CML EXPLORATION LLC  .007813 Royalty Interest Category: G1 Railroad #: 25266  HB1984: The Appraised value of \$8,550 in 2025 as compared to \$7,310 in 2020 is a 16.96% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	9,270 9,270	0 0	8,550 8,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C MADISNVILLE Cisd C	40 40	270 270	Lease: 112105 Type: REAL Owner #: 39040 Legal: IVEY-RICHARDSON G/U (01) PARTEN OPERATING AB-260 H W BOZEMAN SURVEY RRC #112105 WELL #1  .001855 Royalty Interest Category: G1 Railroad #: 112105  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$270 in 2025 as compared to \$30 in 2020 is a 800.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	40 40	220 220	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE CISD	200 200	150 150	Lease: 114983 Type: REAL Owner #: 39040 Legal: ROSCOE BAYLESS UNIT 1 (01) PARTEN OPERATING AB-189 JOSHUA ROBBINS SURVEY RRC #114983 WELL #1  .000470 Royalty Interest Category: G1 Railroad #: 114983  HB1984: The Appraised value of \$150 in 2025 as compared to \$40 in 2020 is a 275.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE CISD	200 200	0 0	150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE CISD	C 970 C 970	450 450	Lease: 281297 Type: REAL Owner #: 39040 Legal: GRAY (01) E2 OPERATING LLC AB 11 J CRIST SURVEY WELL #1 RRC# 281297  .003687 Royalty Interest Category: G1 Railroad #: 27436  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$450 in 2025 as compared to \$380 in 2020 is a 18.42% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE CISD	348 348	30 30	420 420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE CISD NORTH ZULCH ISD	340 80 260	70 20 50	Lease: 802151 Type: REAL Owner #: 39040 Legal: VINIARSKI UNIT A (1H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #1H RRC# 27125  .000387 Royalty Interest Category: G1 Railroad #: 27125  HB1984: The Appraised value of \$70 in 2025 as compared to \$550 in 2020 is a 87.27% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE CISD NORTH ZULCH ISD	340 80 260	0 0 0	70 20 50

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	12,488	1,030	12,740		
NORTH ZULCH ISD	11,820	780	12,100		
MADISNVILLE CISD	668	250	640		

