

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

JOHNSTON V A LTD
MICHAEL CHESSER
PO BOX 303247
AUSTIN TX 78703-0055



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: 41896 1458

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 NORMANGEE ISD	1,520 1,520	1,100 1,100	Lease: 4079 Type: REAL Owner #: 41896 Legal: THE GROVE UNIT (1H)(2H)(3H) VESS TX PARTNERS II AB 162 N COPELAND SURVEY WELLS #1H 2H 3H RRC# 4079 .000386 Royalty Interest Category: G1 Railroad #: 4079
HB1984: The Appraised value of \$1,100 in 2025 as compared to \$1,540 in 2020 is a 28.57% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	1,520 1,520	0 0	1,100 1,100

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	330	210	Lease: 4452	Type: REAL	Owner #: 41896
MADISNVLL Cisd	C	330	210	Legal: BRAVE 1H WILDFIRE ENERGY OPER AB 113 WILLIAM JC HILL SURVEY WELL 1H RRC 4452		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist		.000036 Royalty Interest Category: G1 Railroad #: 4452		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		12	200	10		
MADISNVLL Cisd		12	200	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		180	200	Lease: 4896	Type: REAL	Owner #: 41896
MADISNVLL Cisd		180	200	Legal: MATHIS GLENN F (01) PARTEN OPERATING AB-13 ARTER CROWNOVER SURVEY		
HB1984: The Appraised value of \$200 in 2025 as compared to \$40 in 2020 is a 400.00% increase.				.000813 Royalty Interest Category: G1 Railroad #: 4896		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		180	0	200		
MADISNVLL Cisd		180	0	200		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	10	20	Lease: 7106	Type: REAL	Owner #: 41896
MADISNVLL Cisd	C	10	20	Legal: POTEET SARAH B (01) HORNET RESOURCES A CROWNOVER SURVEY RRC #7106 WELL #1		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$20 in 2025 as compared to \$20 in 2020 is a .00% increase.		.000371 Royalty Interest Category: G1 Railroad #: 7106		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		10	10	10		
MADISNVLL Cisd		10	10	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		470	340	Lease: 25187	Type: REAL	Owner #: 41896
MADISNVLL Cisd		470	340	Legal: KENNEDY (01) CML EXPLORATION LLC AB-48 & 449 TONER PAYNE CRYER RRC #25187		
HB1984: The Appraised value of \$340 in 2025 as compared to \$380 in 2020 is a 10.53% decrease.				.000563 Royalty Interest Category: G1 Railroad #: 25187		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		470	0	340		
MADISNVLL Cisd		470	0	340		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	590 590	580 580	Lease: 25256 Type: REAL Owner #: 41896 Legal: CK (01) CML EXPLORATION LLC AB 79 & 166 A CLEMMONS SUR .001285 Royalty Interest Category: G1 Railroad #: 25256 HB1984: The Appraised value of \$580 in 2025 as compared to \$630 in 2020 is a 7.94% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	590 590	0 0	580 580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	C 8,190 C	13,120 13,120	Lease: 27326 Type: REAL Owner #: 41896 Legal: JOHNSTON NO (1H 2H 3H) WILDFIRE ENERGY OPER AB 96 E FENN SURVEY WELL #2H RRC# 27326 .005988 Royalty Interest Category: G1 Railroad #: 27326 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$13,120 in 2025 as compared to \$10,870 in 2020 is a 20.70% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	8,190 8,190	3,290 3,290	9,830 9,830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	340 340	90 90	Lease: 65966 Type: REAL Owner #: 41896 Legal: TYLER G/U (01) SULPHUR RIVER EXPL A CROWNOVER SURVEY RRC #65966 WELL #1 .004020 Royalty Interest Category: G1 Railroad #: 65966 HB1984: The Appraised value of \$90 in 2025 as compared to \$410 in 2020 is a 78.05% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	340 340	0 0	90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	C 20 C	50 50	Lease: 85577 Type: REAL Owner #: 41896 Legal: STONE HENRIETTA (02) WILDFIRE ENERGY AB-3 DELORES ARRIOLA SURVEY RRC #85577 WELL #2 .000309 Royalty Interest Category: G1 Railroad #: 85577 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$50 in 2025 as compared to \$20 in 2020 is a 150.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	20 20	30 30	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY MADISNVLL Cisd	50 50	40 40	Lease: 140990 Type: REAL Owner #: 41896 Legal: JOHNSTON JAMES J (01) WILDFIRE ENERGY AB-113 WM J C HILL SURVEY RRC #140990J WELL #1 .001406 Royalty Interest Category: G1 Railroad #: 140990		
HB1984: The Appraised value of \$40 in 2025 as compared to \$10 in 2020 is a 300.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVLL Cisd	50 50	0 0	40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY MADISNVLL Cisd	20 20	20 20	Lease: 147388 Type: REAL Owner #: 41896 Legal: MATHIS J W UNIT (02) PARTEN OPERATING AB-13 ARTER CROWNOVER SURVEY RRC #147388 WELL #2 .000648 Royalty Interest Category: G1 Railroad #: 147388		
HB1984: The Appraised value of \$20 in 2025 as compared to \$20 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVLL Cisd	20 20	0 0	20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY MADISNVLL Cisd	10 10	10 10	Lease: 723591 Type: REAL Owner #: 41896 Legal: BYRD (01) E2 OPERATING LLC AB 188 R ROBBINS SURVEY WELL 1 RRC 26295 .000063 Royalty Interest Category: G1 Railroad #: 26295		
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	10 10	0 0	10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	590 590	460 460	Lease: 758644 Type: REAL Owner #: 41896 Legal: STRAKE (1H) VESS OIL CORP AB 462 TOBY THOMAS SURVEY WELL #1H RRC# .000892 Royalty Interest Category: G1 Railroad #: 26371		
HB1984: The Appraised value of \$460 in 2025 as compared to \$530 in 2020 is a 13.21% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	590 590	0 0	460 460		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	720 720	580 580	Lease: 782049 Type: REAL Owner #: 41896 Legal: MATHIS G F HEIRS (1H) WILDFIRE ENERGY AB 13 A CROWNOVER SURVEY WELL #1H RRC# 26637 .001783 Royalty Interest Category: G1 Railroad #: 26637
HB1984: The Appraised value of \$580 in 2025 as compared to \$260 in 2020 is a 123.08% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	720 720	0 0	580 580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	1,100 250 850	210 50 160	Lease: 802151 Type: REAL Owner #: 41896 Legal: VINIARSKI UNIT A (1H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #1H RRC# 27125 .001242 Royalty Interest Category: G1 Railroad #: 27125
HB1984: The Appraised value of \$210 in 2025 as compared to \$1,750 in 2020 is a 88.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	1,100 250 850	0 0 0	210 50 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	1,230 280 950	230 50 180	Lease: 802151 Type: REAL Owner #: 41896 Legal: VINIARSKI UNIT A (1H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #1H RRC# 27125 .001395 Override Royalty Category: G1 Railroad #: 27125
HB1984: The Appraised value of \$230 in 2025 as compared to \$1,970 in 2020 is a 88.32% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	1,230 280 950	0 0 0	230 50 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	180 180	110 110	Lease: 845261 Type: REAL Owner #: 41896 Legal: J F (ALLOC) (1H) WILDFIRE ENERGY AB 113 WJC HILL SURVEY WELL# 1H RRC#27594 .000043 Royalty Interest Category: G1 Railroad #: 27594
HB1984: The Appraised value of \$110 in 2025 as compared to \$360 in 2020 is a 69.44% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	156 156	0 0	110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	2,750 2,750	1,840 1,840	Lease: 853784 Type: REAL Owner #: 41896 Legal: DUKE 1H WILDFIRE ENERGY AB 13 A CROWNOVER SURVEY WELL 1H RRC 27670 .000432 Royalty Interest Category: G1 Railroad #: 27670 HB1984: The Appraised value of \$1,840 in 2025 as compared to \$3,900 in 2020 is a 52.82% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	2,750 2,750	0 0	1,840 1,840

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	17,958	3,530	15,680		
NORMANGEE ISD	9,710	3,290	10,930		
MADISNVLL Cisd	5,112	240	3,260		
NORTH ZULCH ISD	3,136	0	1,490		