

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

HOUSE B B LTD
% PDS TAX SERVICES INC
777 TAYLOR STREET PH P1A
FORT WORTH TX 76102-4944



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: 45083 1340

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 MADISNVILLE Cisd	300 300	140 140	Lease: 7100 Type: REAL Owner #: 45083 Legal: MADOLE A D G/U (01) FAULCONER ENERGY AB-18 SIMON JONES SURVEY RRC #7100 WELL #1 Agent: 773 .003881 Royalty Interest Category: G1 Railroad #: 7100
HB1984: The Appraised value of \$140 in 2025 as compared to \$410 in 2020 is a 65.85% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	288 288	0 0	140 140

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 MADISNVILLE Cisd	320 320	200 200	Lease: 25278 Type: REAL Owner #: 45083 Legal: FANNIN M G UNIT 2 (01) (03) SOUTHWEST OPERATING RRC #25278 WELLS # 1 & 3 Agent: 773 .003383 Royalty Interest Category: G1 Railroad #: 25278 HB1984: The Appraised value of \$200 in 2025 as compared to \$480 in 2020 is a 58.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	320 320	0 0	200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	90 90	150 150	Lease: 30587 Type: REAL Owner #: 45083 Legal: FANNIN W H G/U (1U) WILDFIRE ENERGY AB-18 SIMON JONES SURVEY RRC# 30587 WELL #1U Agent: 773 .006108 Royalty Interest Category: G1 Railroad #: 30587 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$150 in 2025 as compared to \$180 in 2020 is a 16.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	90 90	40 40	110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	570 570	440 440	Lease: 35826 Type: REAL Owner #: 45083 Legal: MATHIS J W (1C) WILDFIRE ENERGY AB-18 SIMON JONES SURVEY RRC #35826 WELL #1C Agent: 773 .004947 Royalty Interest Category: G1 Railroad #: 35826 HB1984: The Appraised value of \$440 in 2025 as compared to \$800 in 2020 is a 45.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	570 570	0 0	440 440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	140 140	40 40	Lease: 65966 Type: REAL Owner #: 45083 Legal: TYLER G/U (01) SULPHUR RIVER EXPL A CROWNOVER SURVEY RRC #65966 WELL #1 Agent: 773 .001689 Royalty Interest Category: G1 Railroad #: 65966 HB1984: The Appraised value of \$40 in 2025 as compared to \$170 in 2020 is a 76.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	140 140	0 0	40 40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	100	200	Lease: 132474 Type: REAL Owner #: 45083		
MADISNVILLE CISD	C	100	200	Legal: MADOLE A D G/U (02) FAULCONER ENERGY AB-18 SIMON JONES SURVEY RRC #132474 WELL #2 Agent: 773 .003881 Royalty Interest Category: G1 Railroad #: 132474		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$200 in 2025				as compared to \$120 in 2020 is a 66.67% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	100	80	120			
MADISNVILLE CISD	100	80	120			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		30	30	Lease: 147388 Type: REAL Owner #: 45083	
MADISNVLLC CISD		30	30	Legal: MATHIS J W UNIT (02) PARTEN OPERATING AB-13 ARTER CROWNOVER SURVEY RRC #147388 WELL #2 	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		10	10	Lease: 147388 Type: REAL Owner #: 45083		
MADISNVLL Cisd		10	10	Legal: MATHIS J W UNIT (02)		
				PARTEN OPERATING		
				AB-13 ARTER CROWNOVER SURVEY		
				RRC #147388 WELL #2		
				Agent: 773		
				.000196 Override Royalty		
				Category: G1		
				Railroad #: 147388		
No 2020 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	10	0	10			
MADISNVLL Cisd	10	0	10			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		470	170	Lease: 787119	Type: REAL	Owner #: 45083
MADISNVLLC CISD		470	170	Legal: DEAN 1H		
				WILDFIRE ENGERY OPER		
				AB 26 A DEL RIOS SURVEY		
				WELL 1H RRC 27044		
					Agent: 773	
				.001227 Royalty Interest		
				Category: G1		
				Railroad #: 27044		
HB1984: The Appraised value of \$170 in 2025			as compared to \$520 in 2020 is a 67.31% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	470	0	170			
MADISNVLLC CISD	470	0	170			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD G	730 650 80	540 480 60	Lease: 791222 Type: REAL Owner #: 45083 Legal: VICK TRUST UNIT B (ALLOC) (2H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #2H RRC# 27128 Agent: 773 .004974 Royalty Interest Category: G1 Railroad #: 27178
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$540 in 2025 as compared to \$770 in 2020 is a 29.87% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	480 432 0	0 0 60	540 480 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD G C	440 390 50	830 740 90	Lease: 792528 Type: REAL Owner #: 45083 Legal: VICK TRUST UNIT B (ALLOC) (3H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #3H RRC# 27199 Agent: 773 .004603 Royalty Interest Category: G1 Railroad #: 27199
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$830 in 2025 as compared to \$1,040 in 2020 is a 20.19% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	288 252 0	480 440 90	350 300 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD G	1,710 390 1,320	320 70 250	Lease: 802151 Type: REAL Owner #: 45083 Legal: VINIARSKI UNIT A (1H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #1H RRC# 27125 Agent: 773 .001934 Royalty Interest Category: G1 Railroad #: 27125
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$320 in 2025 as compared to \$2,720 in 2020 is a 88.24% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	1,710 390 0	0 0 250	320 70 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLLC Cisd	5,710 5,710	3,810 3,810	Lease: 853784 Type: REAL Owner #: 45083 Legal: DUKE 1H WILDFIRE ENERGY AB 13 A CROWNOVER SURVEY WELL 1H RRC 27670 .000896 Royalty Interest Category: G1 Railroad #: 27670 Agent: 773
HB1984: The Appraised value of \$3,810 in 2025 as compared to \$8,080 in 2020 is a 52.85% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLLC Cisd	5,710 5,710	0 0	3,810 3,810

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
MADISON COUNTY MADISNVLLC Cisd NORTH ZULCH ISD	10,206 8,802 0	600 560 400	6,280 5,920 0

