

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

BENSON ROBERTA LEE H TRUST
% 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: 45519 203

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	150 150	70 70	Lease: 7100 Type: REAL Owner #: 45519 Legal: MADOLE A D G/U (01) FAULCONER ENERGY AB-18 SIMON JONES SURVEY RRC #7100 WELL #1 Agent: 773 .001941 Royalty Interest Category: G1 Railroad #: 7100
HB1984: The Appraised value of \$70 in 2025 as compared to \$210 in 2020 is a 66.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	144 144	0 0	70 70

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 MADISNVLL CSD	160 160	100 100	Lease: 25278 Type: REAL Owner #: 45519 Legal: FANNIN M G UNIT 2 (01) (03) SOUTHWEST OPERATING RRC #25278 WELLS # 1 & 3 Agent: 773 .001692 Royalty Interest Category: G1 Railroad #: 25278 HB1984: The Appraised value of \$100 in 2025 as compared to \$240 in 2020 is a 58.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL CSD	160 160	0 0	100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL CSD	C 40 40	70 70	Lease: 30587 Type: REAL Owner #: 45519 Legal: FANNIN W H G/U (1U) WILDFIRE ENERGY AB-18 SIMON JONES SURVEY RRC# 30587 WELL #1U Agent: 773 .003054 Royalty Interest Category: G1 Railroad #: 30587 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$70 in 2025 as compared to \$90 in 2020 is a 22.22% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL CSD	40 40	20 20	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL CSD	290 290	220 220	Lease: 35826 Type: REAL Owner #: 45519 Legal: MATHIS J W (1C) WILDFIRE ENERGY AB-18 SIMON JONES SURVEY RRC #35826 WELL #1C Agent: 773 .002474 Royalty Interest Category: G1 Railroad #: 35826 HB1984: The Appraised value of \$220 in 2025 as compared to \$400 in 2020 is a 45.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL CSD	290 290	0 0	220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL CSD	70 70	20 20	Lease: 65966 Type: REAL Owner #: 45519 Legal: TYLER G/U (01) SULPHUR RIVER EXPL A CROWNOVER SURVEY RRC #65966 WELL #1 Agent: 773 .000845 Royalty Interest Category: G1 Railroad #: 65966 HB1984: The Appraised value of \$20 in 2025 as compared to \$90 in 2020 is a 77.78% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL CSD	70 70	0 0	20 20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	50	100	Lease: 132474 Type: REAL Owner #: 45519		
MADISNVILLE Cisd	C	50	100	Legal: MADOLE A D G/U (02) FAULCONER ENERGY AB-18 SIMON JONES SURVEY RRC #132474 WELL #2 Agent: 773 .001941 Royalty Interest Category: G1 Railroad #: 132474		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$100 in 2025				as compared to \$60 in 2020 is a 66.67% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	50	40	60			
MADISNVILLE Cisd	50	40	60			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		20	10	Lease: 147388 Type: REAL Owner #: 45519	
MADISNVLLC Cisd		20	10	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 MADISNVLLC CSD		240 240	90 90	Lease: 787119 Type: REAL Owner #: 45519 Legal: DEAN 1H WILDFIRE ENGERY OPER AB 26 A DEL RIOS SURVEY WELL 1H RRC 27044 Agent: 773 .000613 Royalty Interest Category: G1 Railroad #: 27044		
HB1984: The Appraised value of \$90 in 2025 as compared to \$260 in 2020 is a 65.38% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVLLC CSD		240 240	0 0	90 90		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		370	270	Lease: 791222 Type: REAL Owner #: 45519		
MADISNVILLE Cisd		330	240	Legal: VICK TRUST UNIT B (ALLOC) (2H)		
NORTH ZULCH ISD						

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	220	420	Lease: 792528	Type: REAL Owner #: 45519
MADISNVILLE CISD	C	190	370	Legal: VICK TRUST UNIT B (ALLOC) (3H)	
NORTH ZULCH ISD	G C	20	50	WILDFIRE ENGERY OPER	
				AB 28 Z ROBINSON SURVEY	
				WELL #3H RRC# 27199	Agent: 773
				.002301 Royalty Interest	
				Category: G1	
				Railroad #: 27199	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$420 in 2025 as compared to \$520 in 2020 is a 19.23% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	144	250	170		
MADISNVILLE CISD	132	210	160		
NORTH ZULCH ISD	0	50	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		850	160	Lease: 802151	Type: REAL Owner #: 45519
MADISNVILLE CISD		200	40	Legal: VINIARSKI UNIT A (1H)	
NORTH ZULCH ISD	G	660	120	WILDFIRE ENGERY OPER	
				AB 28 Z ROBINSON SURVEY	
				WELL #1H RRC# 27125	Agent: 773
				.000967 Royalty Interest	
				Category: G1	
				Railroad #: 27125	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$160 in 2025 as compared to \$1,360 in 2020 is a 88.24% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	850	0	160		
MADISNVILLE CISD	200	0	40		
NORTH ZULCH ISD	0	120	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		2,860	1,910	Lease: 853784	Type: REAL Owner #: 45519
MADISNVILLE CISD		2,860	1,910	Legal: DUKE 1H	
				WILDFIRE ENERGY	
				AB 13 A CROWNOVER SURVEY	
				WELL 1H RRC 27670	Agent: 773
				.000448 Royalty Interest	
				Category: G1	
				Railroad #: 27670	
HB1984: The Appraised value of \$1,910 in 2025 as compared to \$4,040 in 2020 is a 52.72% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	2,860	0	1,910		
MADISNVILLE CISD	2,860	0	1,910		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	5,108	310	3,130		
MADISNVILLE CISD	4,422	270	2,970		
NORTH ZULCH ISD	0	200	0		