

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

PLATT JOHN ARTHUR JR TRUST
GAYE PLATT-TTEE
1534 GLOURIE DR
HOUSTON TX 77055



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: 45714 2261

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		420 420	440 440	Lease: 7097 Type: REAL Owner #: 45714 Legal: BYARS HELEN (01) FAULCONER ENERGY AB A ROBINSON SURVEY WELL 1 RRC 7097 .009451 Royalty Interest Category: G1 Railroad #: 7097 HB1984: The Appraised value of \$440 in 2025 as compared to \$290 in 2020 is a 51.72% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	420 420	0 0	440 440		

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		150	70	Lease: 7100	Type: REAL Owner #: 45714
MADISNVILLE Cisd	G	150	70	Legal: MADOLE A D G/U (01)	
				FAULCONER ENERGY	
				AB-18 SIMON JONES SURVEY	
				RRC #7100	WELL #1
				.001975 Royalty Interest	
				Category: G1	
				Railroad #: 7100	
Deductions: (G)=LESS THAN \$500 MIN INT					
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		144	0	70	
MADISNVILLE Cisd		0	70	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		30	40	Lease: 30587	Type: REAL Owner #: 45714
MADISNVILLE Cisd	G	30	40	Legal: FANNIN W H G/U (1U)	
				WILDFIRE ENERGY	
				AB-18 SIMON JONES SURVEY	
				RRC# 30587	WELL #1U
				.001769 Royalty Interest	
				Category: G1	
				Railroad #: 30587	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$40 in 2025 as compared to \$50 in 2020 is a 20.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		30	0	40	
MADISNVILLE Cisd		0	40	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		100	100	Lease: 113559	Type: REAL Owner #: 45714
NORTH ZULCH ISD		100	100	Legal: VICK M Y (06)	
				WILDFIRE ENGERY OPER	
				AB-28 ZORASTER ROBINSON SURV	
				RRC #113559	WELL #6
				.003194 Royalty Interest	
				Category: G1	
				Railroad #: 113559	
HB1984: The Appraised value of \$100 in 2025 as compared to \$70 in 2020 is a 42.86% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		100	0	100	
NORTH ZULCH ISD		100	0	100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	50	100	Lease: 132474	Type: REAL Owner #: 45714
MADISNVILLE Cisd	G C	50	100	Legal: MADOLE A D G/U (02)	
				FAULCONER ENERGY	
				AB-18 SIMON JONES SURVEY	
				RRC #132474	WELL #2
				.001975 Royalty Interest	
				Category: G1	
				Railroad #: 132474	
Deductions: (G)=LESS THAN \$500 MIN INT (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		0	100	0	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE CISD G		40 40	Lease: 150307 Type: REAL Owner #: 45714 Legal: FUHLBERG JAMES G/U (02) WILDFIRE ENERGY AB-16 ALFRED GEE SURVEY WELL #2 .004683 Royalty Interest Category: G1 Railroad #: 150307
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2025 as compared to \$70 in 2020 is a 42.86% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE CISD	0 0	0 40	40 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE CISD G NORTH ZULCH ISD	4,010 920 3,090	760 170 580	Lease: 802151 Type: REAL Owner #: 45714 Legal: VINIARSKI UNIT A (1H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #1H RRC# 27125 .004537 Royalty Interest Category: G1 Railroad #: 27125
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$760 in 2025 as compared to \$6,390 in 2020 is a 88.11% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE CISD NORTH ZULCH ISD	4,010 0 3,090	0 170 0	760 0 580

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY NORTH ZULCH ISD MADISNVILLE CISD	4,754 3,610 0	40 0 420	1,510 1,120 0		

