

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 EULA MAE #661
% RYAN LLC
1233 WEST LOOP S SUITE 1500
HOUSTON TX 77027



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:	46125 1455
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 MADISNVLE Cisd	880 880	970 970	Lease: 4896 Type: REAL Owner #: 46125 Legal: MATHIS GLENN F (01) PARTEN OPERATING AB-13 ARTER CROWNOVER SURVEY Agent: 549 .003906 Royalty Interest Category: G1 Railroad #: 4896
HB1984: The Appraised value of \$970 in 2025 as compared to \$210 in 2020 is a 361.90% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLE Cisd	880 880	0 0	970 970

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	2,390 2,390	1,720 1,720	Lease: 25187 Type: REAL Owner #: 46125 Legal: KENNEDY (01) CML EXPLORATION LLC AB-48 & 449 TONER PAYNE CRYER RRC #25187 .002880 Royalty Interest Category: G1 Railroad #: 25187 Agent: 549 HB1984: The Appraised value of \$1,720 in 2025 as compared to \$1,940 in 2020 is a 11.34% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	2,390 2,390	0 0	1,720 1,720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,000 3,000	2,940 2,940	Lease: 25256 Type: REAL Owner #: 46125 Legal: CK (01) CML EXPLORATION LLC AB 79 & 166 A CLEMMONS SUR .006575 Royalty Interest Category: G1 Railroad #: 25256 Agent: 549 HB1984: The Appraised value of \$2,940 in 2025 as compared to \$3,240 in 2020 is a 9.26% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,000 3,000	0 0	2,940 2,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	1,650 1,650	440 440	Lease: 65966 Type: REAL Owner #: 46125 Legal: TYLER G/U (01) SULPHUR RIVER EXPL A CROWNOVER SURVEY RRC #65966 WELL #1 Agent: 549 .019296 Royalty Interest Category: G1 Railroad #: 65966 HB1984: The Appraised value of \$440 in 2025 as compared to \$1,990 in 2020 is a 77.89% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	1,650 1,650	0 0	440 440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C MADISNVILLE Cisd C	90 90	230 230	Lease: 85577 Type: REAL Owner #: 46125 Legal: STONE HENRIETTA (02) WILDFIRE ENERGY AB-3 DELORES ARRIOLA SURVEY RRC #85577 WELL #2 Agent: 549 .001483 Royalty Interest Category: G1 Railroad #: 85577 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$230 in 2025 as compared to \$120 in 2020 is a 91.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	90 90	120 120	110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd		10 10	Lease: 110367 Type: REAL Owner #: 46125 Legal: BROWN MILDRED (01) WILDFIRE ENERGY AB 3 DELORES ARRIOLA SURVEY WELL 1 RRC 110367 .000208 Royalty Interest Category: G1 Railroad #: 110367 Agent: 549 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	0 0	0 0	10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	20 20	20 20	Lease: 113559 Type: REAL Owner #: 46125 Legal: VICK M Y (06) WILDFIRE ENGERY OPER AB-28 ZORASTER ROBINSON SURV RRC #113559 WELL #6 .000696 Royalty Interest Category: G1 Railroad #: 113559 Agent: 549 HB1984: The Appraised value of \$20 in 2025 as compared to \$10 in 2020 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	20 20	0 0	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	220 220	210 210	Lease: 140990 Type: REAL Owner #: 46125 Legal: JOHNSTON JAMES J (01) WILDFIRE ENERGY AB-113 WM J C HILL SURVEY RRC #140990J WELL #1 .006747 Royalty Interest Category: G1 Railroad #: 140990 Agent: 549 HB1984: The Appraised value of \$210 in 2025 as compared to \$50 in 2020 is a 320.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	220 220	0 0	210 210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	20 20	30 30	Lease: 146587 Type: REAL Owner #: 46125 Legal: CANNON W E (02) WILDFIRE ENERGY AB 3 DOLORES ARRIOLA SURVEY WELL 2 RRC 146587 .001480 Royalty Interest Category: G1 Railroad #: 146587 Agent: 549 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$30 in 2025 as compared to \$40 in 2020 is a 25.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	20 20	10 10	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	110 110	100 100	Lease: 147388 Type: REAL Owner #: 46125 Legal: MATHIS J W UNIT (02) PARTEN OPERATING AB-13 ARTER CROWNOVER SURVEY RRC #147388 WELL #2 Agent: 549 .003106 Royalty Interest Category: G1 Railroad #: 147388 HB1984: The Appraised value of \$100 in 2025 as compared to \$80 in 2020 is a 25.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	110 110	0 0	100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd		10 10	Lease: 242500 Type: REAL Owner #: 46125 Legal: BROWN MILDRED (03) WILDFIRE ENERGY AB 3 DELORES ARRIOLA SURVEY Agent: 549 .000208 Royalty Interest Category: G1 Railroad #: 242500 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	0 0	0 0	10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd NORTH ZULCH ISD	5,260 1,210 4,050	1,000 230 770	Lease: 802151 Type: REAL Owner #: 46125 Legal: VINIARSKI UNIT A (1H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #1H RRC# 27125 Agent: 549 .005962 Royalty Interest Category: G1 Railroad #: 27125 HB1984: The Appraised value of \$1,000 in 2025 as compared to \$8,400 in 2020 is a 88.10% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd NORTH ZULCH ISD	5,260 1,210 4,050	0 0 0	1,000 230 770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	870 870	540 540	Lease: 845261 Type: REAL Owner #: 46125 Legal: J F (ALLOC) (1H) WILDFIRE ENERGY AB 113 WJC HILL SURVEY WELL# 1H RRC#27594 Agent: 549 .000205 Royalty Interest Category: G1 Railroad #: 27594 HB1984: The Appraised value of \$540 in 2025 as compared to \$1,710 in 2020 is a 68.42% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	768 768	0 0	540 540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	13,230 13,230	8,830 8,830	Lease: 853784 Type: REAL Owner #: 46125 Legal: DUKE 1H WILDFIRE ENERGY AB 13 A CROWNOVER SURVEY WELL 1H RRC 27670 .002076 Royalty Interest Category: G1 Railroad #: 27670 Agent: 549 HB1984: The Appraised value of \$8,830 in 2025 as compared to \$18,730 in 2020 is a 52.86% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	13,230 13,230	0 0	8,830 8,830

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY MADISNVLL Cisd NORTH ZULCH ISD	27,638 19,800 7,838	130 130 0	16,920 12,650 4,270		

