

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

GRUBB HOLDINGS LP#3  
2723 SOUTH CHILTON AVE  
TYLER TX 75701



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:	47417 1109
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		320 320	Lease: 15528 Type: REAL Owner #: 47417 Legal: GOLDSMITH-BENGE A Y (01) GOLDSMITH OPERATING AB-25 JOHN PAYNE SURVEY RRC #15528  .003992 Override Royalty Category: G1 Railroad #: 15528
HB1984: The Appraised value of \$320 in 2025 as compared to \$230 in 2020 is a 39.13% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY	0	0	320
NORTH ZULCH ISD	0	0	320

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	950	1,480	Lease: 16714    Type: REAL    Owner #: 47417		
NORTH ZULCH ISD	C	950	1,480	Legal: GOLDSMITH-BENGE A Y (02) GOLDSMITH OPERATING AB-91 R H DUNHAM SURVEY RRC #16714  .003992 Override Royalty Category: G1 Railroad #: 16714		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,480 in 2025 as compared to \$580 in 2020 is a 155.17% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		950	340	1,140		
NORTH ZULCH ISD		950	340	1,140		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		4,740	4,370	Lease: 25266    Type: REAL    Owner #: 47417		
NORTH ZULCH ISD		4,740	4,370	Legal: BENGE UNIT (1H)		
				CML EXPLORATION LLC		
				.003992 Override Royalty		
				Category: G1		
				Railroad #: 25266		
HB1984: The Appraised value of \$4,370 in 2025 as compared to \$3,730 in 2020 is a 17.16% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		4,740	0	4,370		
NORTH ZULCH ISD		4,740	0	4,370		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		1,840	660	Lease: 26026    Type: REAL    Owner #: 47417		
NORTH ZULCH ISD		1,840	660	Legal: THOMASON -A- (1H)(2H)(3H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY		
				.001286 Override Royalty Category: G1 Railroad #: 26026		
HB1984: The Appraised value of \$660 in 2025			as compared to	\$3,500 in 2020 is a 81.14% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,840	0	660			
NORTH ZULCH ISD	1,840	0	660			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		3,760	4,170	Lease: 26027    Type: REAL    Owner #: 47417		
NORTH ZULCH ISD		3,760	4,170	Legal: THOMASON -B- (1H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY  .004949 Override Royalty Category: G1 Railroad #: 26027		
HB1984: The Appraised value of \$4,170 in 2025 as compared to \$4,720 in 2020 is a 11.65% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		3,760	0	4,170		
NORTH ZULCH ISD		3,760	0	4,170		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,060 3,060	2,440 2,440	Lease: 27601 Type: REAL Owner #: 47417 Legal: MARCUS J FLEMING (ALLOC) #2H WILDFIRE ENERGY AB 176 NUNLEY A SURVEY WELL #2H RRC #27601  .001106 Override Royalty Category: G1 Railroad #: 27601  HB1984: The Appraised value of \$2,440 in 2025 as compared to \$4,750 in 2020 is a 48.63% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,060 3,060	0 0	2,440 2,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	190 190	110 110	Lease: 775399 Type: REAL Owner #: 47417 Legal: PANTHER (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC# 27007  .000442 Override Royalty Category: G1 Railroad #: 27007  HB1984: The Appraised value of \$110 in 2025 as compared to \$390 in 2020 is a 71.79% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	190 190	0 0	110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,330 2,330	1,710 1,710	Lease: 845504 Type: REAL Owner #: 47417 Legal: MADISON (ALLOCATION) #1H WILDFIRE ENERGY AB 97 FITZGERALD T SURVEY WELL #1H RRC #27625  .000654 Override Royalty Category: G1 Railroad #: 27625  HB1984: The Appraised value of \$1,710 in 2025 as compared to \$3,080 in 2020 is a 44.48% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,330 2,330	0 0	1,710 1,710

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	16,870 16,870	340 340	14,920 14,920		

