

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

WALTERS GWYNETH VAUGHN
2413 CAMPDEN DR
AUSTIN TX 78745-4851



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:	47823 3007
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	C	1,820	2,860	Lease: 10535 Type: REAL Owner #: 47823
MADISNVLE Cisd	C	1,820	2,860	Legal: OSR-HALLIDAY UNIT WOODBINE PROD LEON COUNTY-41% AB-29 F DEL VALLE ETAL SURVEY .000164 Royalty Interest Category: G1 Railroad #: 10535
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,860 in 2025 as compared to \$1,170 in 2020 is a 144.44% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	1,820	680	2,180	
MADISNVLE Cisd	1,820	680	2,180	

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 Cisd	310 310	210 210	Lease: 769660 Type: REAL Owner #: 47823 Legal: VICK B UNIT (1H) EOG RESOURCES AB 111 J S HUNTER SURVEY WELL #1H RRC# 26495 .000400 Royalty Interest Category: G1 Railroad #: 26495 HB1984: The Appraised value of \$210 in 2025 as compared to \$180 in 2020 is a 16.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	310 310	0 0	210 210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	40 40	10 10	Lease: 780186 Type: REAL Owner #: 47823 Legal: MCR (01) E2 OPERATING LLC AB 14 F FULCHER SURVEY WELL #1 RRC# 27175 .000372 Royalty Interest Category: G1 Railroad #: 27175 HB1984: The Appraised value of \$10 in 2025 as compared to \$80 in 2020 is a 87.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	40 40	0 0	10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD G	30 30	20 20	Lease: 811453 Type: REAL Owner #: 47823 Legal: HENSARLING W R (02) WILDFIRE ENERGY AB 32 W TOWNSEND SURVEY WELL #2 RRC# 27170 .000226 Royalty Interest Category: G1 Railroad #: 27170 Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2025 as compared to \$80 in 2020 is a 75.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	30 0	0 20	20 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	340 340	190 190	Lease: 814350 Type: REAL Owner #: 47823 Legal: BARRETT 1H EOG RESOURCES INC AB 111 J S HUNTER SURVEY WELL 1H RRC 27213 .000272 Royalty Interest Category: G1 Railroad #: 27213 HB1984: The Appraised value of \$190 in 2025 as compared to \$390 in 2020 is a 51.28% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	340 340	0 0	190 190

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		40	20	Lease: 820559	Type: REAL Owner #: 47823
NORTH ZULCH ISD	G	40	20	Legal: RAIDER (ALLOCATION) (1H)	
				WILDFIRE ENERGY	
				AB 90 T P DAVEY SURVEY	
				WELL #1H RRC# 27437	
				.000096 Royalty Interest	
				Category: G1	
				Railroad #: 27437	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$20 in 2025 as compared to \$110 in 2020 is a 81.82% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		40	0	20	
NORTH ZULCH ISD		0	20	0	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	2,580	680	2,630		
MADISNVILLE Cisd	2,510	680	2,590		
NORTH ZULCH ISD	0	40	0		

