

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

CLAUGHTON JAMES A
PO BOX 6089
SAN ANTONIO TX 78209-0089



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:	49082 524
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		180	280	Lease: 10535 Type: REAL Owner #: 49082
MADISNVLE Cisd	G C		180	280	Legal: OSR-HALLIDAY UNIT WOODBINE PROD LEON COUNTY-41% AB-29 F DEL VALLE ETAL SURVEY .000016 Royalty Interest Category: G1 Railroad #: 10535
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$280 in 2025 as compared to \$110 in 2020 is a 154.55% increase.					
Taxing Units			Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY			180	60	220
MADISNVLE Cisd			0	280	0

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		160	110	Lease: 24292	Type: REAL Owner #: 49082
MADISNVILLE CISD	G	160	110	Legal: BSR (SUB-CLARKSVILLE) UNIT BARROW-SHAVER RES AB 155 THOMAS MCDOUGALD SUR RRC 24292	
Deductions: (G)=LESS THAN \$500 MIN INT				.000058 Royalty Interest	
HB1984: The Appraised value of \$110 in 2025				Category: G1	
				Railroad #: 24292	
				as compared to \$30 in 2020 is a 266.67% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	160	0	110		
MADISNVILLE CISD	0	110	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	30	180	Lease: 25770	Type: REAL Owner #: 49082
NORTH ZULCH ISD	G C	30	180	Legal: WIESE (1H) CML EXPLORATION AB-15 P H FULLENWIDER SURVEY	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000275 Royalty Interest	
HB1984: The Appraised value of \$180 in 2025				Category: G1	
				Railroad #: 25770	
				as compared to \$50 in 2020 is a 260.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	30	140	40		
NORTH ZULCH ISD	0	180	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		430	300	Lease: 25871	Type: REAL Owner #: 49082
NORTH ZULCH ISD	G	430	300	Legal: HARRISON (1H) & (2H) CML EXPLORATION AB-15 PETER FULLENWINDER SURV RRC #25871 WELL #1H 2H	
Deductions: (G)=LESS THAN \$500 MIN INT				.000261 Royalty Interest	
HB1984: The Appraised value of \$300 in 2025				Category: G1	
				Railroad #: 25871	
				as compared to \$710 in 2020 is a 57.75% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	430	0	300		
NORTH ZULCH ISD	0	300	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		60	70	Lease: 93869	Type: REAL Owner #: 49082
NORTH ZULCH ISD	G	60	70	Legal: WIESE G/U (1C) NZ OPERATING CO AB-159 THOMAS R MARSTON SURV	
Deductions: (G)=LESS THAN \$500 MIN INT				.000451 Royalty Interest	
HB1984: The Appraised value of \$70 in 2025				Category: G1	
				Railroad #: 93869	
				as compared to \$20 in 2020 is a 250.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	60	0	70		
NORTH ZULCH ISD	0	70	0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLE CISD G	60 60	50 50	Lease: 114983 Type: REAL Owner #: 49082 Legal: ROSCOE BAYLESS UNIT 1 (01) PARTEN OPERATING AB-189 JOSHUA ROBBINS SURVEY RRC #114983 WELL #1 .000143 Royalty Interest Category: G1 Railroad #: 114983 Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$50 in 2025 as compared to \$10 in 2020 is a 400.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLE CISD	60 0	0 50	50 0

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
MADISON COUNTY	920	200	790
MADISNVLE CISD	0	440	0
NORTH ZULCH ISD	0	550	0

