

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

WATSON CHERRIE DARDEN
74 RHAPSODY BEND DR
THE WOODLANDS TX 77382-2001



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: 49482 3031

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 G	350 350	300 300	Lease: 25950 Type: REAL Owner #: 49482 Legal: HALL GRACE OIL UNIT -A- (1H) WILDFIRE ENCGRY OPER AB-16 A GEE SURVEY RRC #25950 .000258 Royalty Interest Category: G1 Railroad #: 25950
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$300 in 2025		as compared to	\$290 in 2020 is a 3.45% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	324 0	0 300	300 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			10	Lease: 140577 Type: REAL Owner #: 49482	
NORTH ZULCH ISD	G		10	Legal: HALL D R (02) FAULCONER ENERGY AB-16 ALFRED GEE SURVEY RRC #140577 WELL #2 .000368 Royalty Interest Category: G1 Railroad #: 140577	
Deductions: (G)=LESS THAN \$500 MIN INT					
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	0	0	10		
NORTH ZULCH ISD	0	10	0		

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY C			20	40	Lease: 161295 Type: REAL Owner #: 49482		
NORTH ZULCH ISD G C			20	40	Legal: BIG INCH RANCH (01) FAULCONER ENERGY AB 114 M HUGH HAMPTON SURVEY RRC 161295 .001250 Royalty Interest Category: G1 Railroad #: 161295		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$40 in 2025 as compared to \$20 in 2020 is a 100.00% increase.							
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY		20	20	20			
NORTH ZULCH ISD		0	40	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		120	90	Lease: 738907 Type: REAL Owner #: 49482	
NORTH ZULCH ISD	G	120	90	Legal: WINCHESTER (1H) WILDFIRE ENERGY AB-184 W C PALMER SURVEY WELL #1H RRC# 26487 .000108 Royalty Interest Category: G1 Railroad #: 26487	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$90 in 2025 as compared to \$80 in 2020 is a 12.50% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	120	0	90		
NORTH ZULCH ISD	0	90	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		410	460	Lease: 749050 Type: REAL Owner #: 49482	
MADISNVLL Cisd	G	410	460	Legal: HENSON UNIT 2 (1H) WILDFIRE ENERGY AB 8 T BOATWRIGHT SURVEY WELL #1H RRC# 26683 .000283 Royalty Interest Category: G1 Railroad #: 26683	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$460 in 2025		as compared to \$310 in 2020 is a 48.39% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	384	0	460		
MADISNVLL Cisd	0	460	0		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	848	20	880		
NORTH ZULCH ISD	0	440	0		
MADISNVLE CISD	0	460	0		

