

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

HUGHEY W R II
161 SHORELINE DR
MALAKOFF TX 75148



APPAISAL 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: 51418 1363

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPAISAL 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		10	20	Lease: 10535 Type: REAL Owner #: 51418
MADISNVLE CISD	G C		10	20	Legal: OSR-HALLIDAY UNIT WOODBINE PROD LEON COUNTY-41% AB-29 F DEL VALLE ETAL SURVEY .000001 Royalty Interest Category: G1 Railroad #: 10535
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED 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		10	10	10	
MADISNVLE CISD		0	20	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	C		80	120	Lease: 10535 Type: REAL Owner #: 51418
MADISNVILLE CISD	G C		80	120	Legal: OSR-HALLIDAY UNIT WOODBINE PROD LEON COUNTY-41% AB-29 F DEL VALLE ETAL SURVEY .000007 Override Royalty Category: G1 Railroad #: 10535
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$120 in 2025 as compared to \$50 in 2020 is a 140.00% increase.					
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY		80		20	100
MADISNVILLE CISD		0		120	0

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY			520	400	Lease: 25314 Type: REAL Owner #: 51418
NORTH ZULCH ISD			520	400	Legal: MACHAC (1H)(2H)(3H)(4H)(5H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY RRC #25314 .001607 Royalty Interest Category: G1 Railroad #: 25314
HB1984: The Appraised value of \$400 in 2025 as compared to \$2,680 in 2020 is a 85.07% decrease.					
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY		520		0	400
NORTH ZULCH ISD		520		0	400

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY			60	50	Lease: 783711 Type: REAL Owner #: 51418
NORTH ZULCH ISD			60	50	Legal: FLEMING JOHN HUGH (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26915 .000578 Royalty Interest Category: G1 Railroad #: 26915
HB1984: The Appraised value of \$50 in 2025 as compared to \$140 in 2020 is a 64.29% decrease.					
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY		60		0	50
NORTH ZULCH ISD		60		0	50

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY			30	20	Lease: 790931 Type: REAL Owner #: 51418
NORTH ZULCH ISD			30	20	Legal: ELLA (ALLOCATION) 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 27112 .000415 Royalty Interest Category: G1 Railroad #: 27112
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		30		0	20
NORTH ZULCH ISD		30		0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	250 250	160 160	Lease: 835951 Type: REAL Owner #: 51418 Legal: FLEMING J ROB (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27530 .000155 Royalty Interest Category: G1 Railroad #: 27530 HB1984: The Appraised value of \$160 in 2025 as compared to \$550 in 2020 is a 70.91% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	228 228	0 0	160 160

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
MADISON COUNTY	928	30	740
MADISNVILLE Cisd	0	140	0
NORTH ZULCH ISD	838	0	630

