

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

RAZ INTERESTS LP
3911 WESTON DR
FULSHEAR TX 77441



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:	51848 2354
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	3,820	3,250	Lease: 25735 Type: REAL Owner #: 51848
MADISNVLE Cisd	C	3,820	3,250	Legal: MCVEY UNIT -A- (2H) EMPIRE TEXAS OPERATI AB-139 E LATHAM SURVEY
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.009865 Override Royalty
HB1984: The Appraised value of \$3,250 in 2025 as compared to \$2,260 in 2020 is a 43.81% increase.				Category: G1
				Railroad #: 25735
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	2,472	280	2,970	
MADISNVLE Cisd	2,472	280	2,970	

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	1,390	4,560	Lease: 25873 Type: REAL Owner #: 51848	
MADISNVILLE Cisd	C	1,390	4,560	Legal: BULLARD W C -A- (01) EMPIRE TEXAS OPERATO AB 140 A LAURENCE SURVEY WELL 1 RRC 25873 .009938 Override Royalty Category: G1 Railroad #: 25873	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$4,560 in 2025 as compared to \$2,370 in 2020 is a 92.41% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		1,390	2,890	1,670	
MADISNVILLE Cisd		1,390	2,890	1,670	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		1,240	1,190	Lease: 26484 Type: REAL Owner #: 51848	
MADISNVLL Cisd		1,240	1,190	Legal: BONANZA UNIT -A- 1H E2 OPERATING LLC AB 140 A LAURENCE SURVEY WELL A 1H RRC 26484 .009030 Royalty Interest Category: G1 Railroad #: 26484	
HB1984: The Appraised value of \$1,190 in 2025 as compared to \$1,650 in 2020 is a 27.88% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	1,240	0	1,190		
MADISNVLL Cisd	1,240	0	1,190		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		330	280	Lease: 746682 Type: REAL Owner #: 51848	
MADISNVLE Cisd		330	280	Legal: SHELTON UNIT (1H) DECKER OPERATING CO AB-87 R DUGLAS SURVEY WELL #1H RRC# 26251 .000214 Override Royalty Category: G1 Railroad #: 26251	
HB1984: The Appraised value of \$280 in 2025		as compared to \$280 in 2020 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	330	0	280		
MADISNVLE Cisd	330	0	280		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		380	330	Lease: 763489 Type: REAL Owner #: 51848	
MADISNVLL C1SD		380	330	Legal: PONDEROSA (1H) EMPIRE TEXAS OPERATI AB 57 C BOWMAN SURVEY WELL #1H RRC#26606 .005468 Override Royalty Category: G1 Railroad #: 26606	
HB1984: The Appraised value of \$330 in 2025				as compared to \$540 in 2020 is a 38.89% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	380	0	330		
MADISNVLL C1SD	380	0	330		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	350 350	240 240	Lease: 764824 Type: REAL Owner #: 51848 Legal: WALKERS TEXAS RANGER (1H) EMPIRE TEXAS OPERATI AB 87 R DUGLAS SURVEY WELL # 1H RRC# 26350 .001398 Override Royalty Category: G1 Railroad #: 26350 HB1984: The Appraised value of \$240 in 2025 as compared to \$460 in 2020 is a 47.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	350 350	0 0	240 240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	60 60	60 60	Lease: 764919 Type: REAL Owner #: 51848 Legal: STAGECOACH (1H) EMPIRE TEXAS OPERATI AB 87 R DUGLAS SURVEY WELL #1H RRC# 26337 .001074 Override Royalty Category: G1 Railroad #: 26337 HB1984: The Appraised value of \$60 in 2025 as compared to \$20 in 2020 is a 200.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	60 60	0 0	60 60

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	6,222	3,170	6,740		
MADISNVILLE Cisd	6,222	3,170	6,740		

