

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

RUSS WILLIAM E  
526 LAS AL TURAS RD  
SANTA BARBARA CA 93103



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:	51953 2471
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	18,130 18,130	15,570 15,570	Lease: 25687    Type: REAL    Owner #: 51953 Legal: BARRETT 1H VESS OIL CORP AB 109 J M HARBOUR SURVEY WELL 1H RRC 25687  .008702 Override Royalty Category: G1 Railroad #: 25687
HB1984: The Appraised value of \$15,570 in 2025 as compared to \$11,050 in 2020 is a 40.90% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	18,130 18,130	0 0	15,570 15,570

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 NORTH ZULCH ISD		3,450 3,450	2,690 2,690	Lease: 758115    Type: REAL    Owner #:    51953 Legal: FLEMING CHERYL L UT(ALLOC)(1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC # 26859  .003325 Override Royalty Category:        G1 Railroad #:                26859	
HB1984: The Appraised value of \$2,690 in 2025 as compared to \$6,900 in 2020 is a 61.01% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	3,450	0	2,690		
NORTH ZULCH ISD	3,450	0	2,690		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD		5,690 5,690	4,450 4,450	Lease: 758644    Type: REAL    Owner #:    51953 Legal: STRAKE (1H) VESS OIL CORP AB 462 TOBY THOMAS SURVEY WELL #1H    RRC#  .008594 Override Royalty Category:        G1 Railroad #:        26371  HB1984: The Appraised value of \$4,450 in 2025 as compared to \$4,380 in 2020 is a 1.60% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	5,690	0	4,450		
NORTH ZULCH ISD	5,690	0	4,450		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD		4,520 4,520	3,900 3,900	Lease: 796411    Type: REAL    Owner #:    51953 Legal: MONTANA 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H    RRC 4223  .003203 Override Royalty Category:        G1 Railroad #:        4223	
HB1984: The Appraised value of \$3,900 in 2025 as compared to \$2,650 in 2020 is a 47.17% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	4,520	0	3,900		
NORTH ZULCH ISD	4,520	0	3,900		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		10,190	7,480	Lease: 845504    Type: REAL    Owner #:    51953	
NORTH ZULCH ISD		10,190	7,480	Legal: MADISON (ALLOCATION) #1H WILDFIRE ENERGY AB 97 FITZGERALD T SURVEY WELL #1H RRC #27625  .002863 Override Royalty Category:        G1 Railroad #:        27625	
HB1984: The Appraised value of \$7,480 in 2025 as compared to \$11,540 in 2020 is a 35.18% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	10,190	0	7,480		
NORTH ZULCH ISD	10,190	0	7,480		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	41,980	0	34,090		
NORTH ZULCH ISD	41,980	0	34,090		