

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

SUNSTONE VENTURES LLC
9167 BAY POINT DR
ORLANDO FL 32819-4804



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:	52273 2762
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 MADISNVILLE Cisd	50 50	30 30	Lease: 17408 Type: REAL Owner #: 52273 Legal: EDMUNDS 1H EOG RESOURCES INC AB 44 L BRYAN SURVEY WELL 1H RRC 27224 .000164 Royalty Interest Category: G1 Railroad #: 27224
HB1984: The Appraised value of \$30 in 2025 as compared to \$40 in 2020 is a 25.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	50 50	0 0	30 30

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 MADISNVILLE Cisd	430 430	290 290	Lease: 113253 Type: REAL Owner #: 52273 Legal: WAKEFIELD L A G/U 3 (01) PARTEN OPERATING AB-34 HIRAM WALKER SURVEY RRC #113253 WELL #1 .017310 Royalty Interest Category: G1 Railroad #: 113253 HB1984: The Appraised value of \$290 in 2025 as compared to \$280 in 2020 is a 3.57% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	430 430	0 0	290 290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	180 180	140 140	Lease: 114983 Type: REAL Owner #: 52273 Legal: ROSCOE BAYLESS UNIT 1 (01) PARTEN OPERATING AB-189 JOSHUA ROBBINS SURVEY RRC #114983 WELL #1 .000422 Royalty Interest Category: G1 Railroad #: 114983 HB1984: The Appraised value of \$140 in 2025 as compared to \$30 in 2020 is a 366.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	180 180	0 0	140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	30 30	20 20	Lease: 154001 Type: REAL Owner #: 52273 Legal: FT TRINIDAD UPP GLEN ROSE #71 EMPIRE TEXAS OPERAT LOVELADY-63% WELL #71 .000083 Override Royalty Category: G1 Railroad #: 32367 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	30 30	0 0	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	700 700	540 540	Lease: 269655 Type: REAL Owner #: 52273 Legal: SAMUEL GAS UNIT #1 E2 OPERATING LLC AB 144 T LAMB SURVEY WELL #1 RRC# 27861 .014667 Royalty Interest Category: G1 Railroad #: 27861 HB1984: The Appraised value of \$540 in 2025 as compared to \$150 in 2020 is a 260.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	700 700	0 0	540 540

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	10	70	Lease: 281495 Type: REAL Owner #: 52273		
MADISNVILLE Cisd	C	10	70	Legal: LEGGETT (01) E2 OPERATING LLC AB 247 J YOUNG SURVEY WELL #1 RRC# 281495 .001627 Royalty Interest Category: G1 Railroad #: 281495		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$70 in 2025 as compared to \$150 in 2020 is a 53.33% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	10	60	10			
MADISNVILLE Cisd	10	60	10			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	140	210	Lease: 282311 Type: REAL Owner #: 52273		
MADISNVILLE Cisd	C	140	210	Legal: MORGAN (01) E2 OPERATING LLC AB 247 J YOUNG SURVEY WELL #1 RRC# 282311 .003889 Royalty Interest Category: G1 Railroad #: 282311		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$210 in 2025				as compared to \$750 in 2020 is a 72.00% decrease.		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	140		40	170		
MADISNVILLE Cisd	140		40	170		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		790	770	Lease: 752134 Type: REAL Owner #: 52273		
MADISNVLL Cisd		790	770	Legal: TURNER (01) E2 OPERATING LLC AB 198 N RHODES SURVEY WELL #1 RRC# 271286 .001706 Royalty Interest Category: G1 Railroad #: 271286		
HB1984: The Appraised value of \$770 in 2025				as compared to \$860 in 2020 is a 10.47% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	790	0	770			
MADISNVLL Cisd	790	0	770			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		10	10	Lease: 776500	Type: REAL	Owner #: 52273
MADISNVLL Cisd		10	10	Legal: BARR (01)		
				E2 OPERATING LLC		
				AB 14 F FULCHER SURVEY		
				WELL 1 RRC 278702		
				.000635 Royalty Interest		
				Category: G1		
				Railroad #: 278702		
HB1984: The Appraised value of \$10 in 2025 as compared to \$80 in 2020 is a 87.50% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	10	0	10			
MADISNVLL Cisd	10	0	10			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	860 860	280 280	Lease: 780186 Type: REAL Owner #: 52273 Legal: MCR (01) E2 OPERATING LLC AB 14 F FULCHER SURVEY WELL #1 RRC# 27175 .007303 Royalty Interest Category: G1 Railroad #: 27175 HB1984: The Appraised value of \$280 in 2025 as compared to \$1,530 in 2020 is a 81.70% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	860 860	0 0	280 280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	70 70	70 70	Lease: 785429 Type: REAL Owner #: 52273 Legal: HARDY (01) E2 OPERATING LLC AB 40 E ABRAHAM SURVEY WELL #1 RRC# 278455 .001264 Royalty Interest Category: G1 Railroad #: 278455 HB1984: The Appraised value of \$70 in 2025 as compared to \$60 in 2020 is a 16.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	70 70	0 0	70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	20 20	20 20	Lease: 813724 Type: REAL Owner #: 52273 Legal: THREE AMIGOS (4H) EOG RESOURCES INC AB 297 L B LAMKIN SURVEY WELL #4H RRC# 27214 .000230 Royalty Interest Category: G1 Railroad #: 27214 HB1984: The Appraised value of \$20 in 2025 as compared to \$30 in 2020 is a 33.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	20 20	0 0	20 20

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	3,290	100	2,350		
MADISNVILLE Cisd	3,290	100	2,350		