

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

U BAR RESOURCES LLC  
14534 BROADGREEN DR  
HOUSTON TX 77079-6506



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: 52280 2899  
  
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	2,620	2,240	Lease: 25735	Type: REAL Owner #: 52280
MADISNVLE Cisd	C	2,620	2,240	Legal: MCVEY UNIT -A- (2H)	EMPIRE TEXAS OPERATI AB-139 E LATHAM SURVEY
				.006784 Royalty Interest Category: G1 Railroad #: 25735	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,240 in 2025 as compared to \$1,560 in 2020 is a 43.59% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		1,704	200	2,040	
MADISNVLE Cisd		1,704	200	2,040	

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	760	2,490	Lease: 25873 Type: REAL Owner #: 52280
MADISNVILLE CSD	C	760	2,490	Legal: BULLARD W C -A- (01) EMPIRE TEXAS OPERATO AB 140 A LAURENCE SURVEY WELL 1 RRC 25873  .005422 Royalty Interest Category: G1 Railroad #: 25873
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,490 in 2025 as compared to \$1,300 in 2020 is a 91.54% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	760	1,580	910	
MADISNVILLE CSD	760	1,580	910	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY		760	730	Lease: 26484 Type: REAL Owner #: 52280
MADISNVILLE CSD		760	730	Legal: BONANZA UNIT -A- 1H E2 OPERATING LLC AB 140 A LAURENCE SURVEY WELL A 1H RRC 26484  .005557 Royalty Interest Category: G1 Railroad #: 26484
HB1984: The Appraised value of \$730 in 2025 as compared to \$1,020 in 2020 is a 28.43% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	760	0	730	
MADISNVILLE CSD	760	0	730	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY		40	20	Lease: 797330 Type: REAL Owner #: 52280
MADISNVILLE CSD		40	20	Legal: MCADAMS (01) E2 OPERATING LLC AB 178 J H PIERSON SURVEY WELL #1 RRC# 281301  .000905 Royalty Interest Category: G1 Railroad #: 281301
HB1984: The Appraised value of \$20 in 2025 as compared to \$50 in 2020 is a 60.00% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	40	0	20	
MADISNVILLE CSD	40	0	20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY		30	20	Lease: 822189 Type: REAL Owner #: 52280
MADISNVILLE CSD		30	20	Legal: BURNS (01) E2 OPERATING LLC AB 11 J CRIST SURVEY WELL 1 RRC 27322  .000667 Royalty Interest Category: G1 Railroad #: 27322
HB1984: The Appraised value of \$20 in 2025 as compared to \$90 in 2020 is a 77.78% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	30	0	20	
MADISNVILLE CSD	30	0	20	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
MADISON COUNTY	3,294	1,780	3,720	
MADISNVILLE CSD	3,294	1,780	3,720	