

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

PAYNE JOHN MARCUS  
2005 FM 1696 RD W  
BEDIAS TX 77831-5389



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:	52308 2190
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	3,620 3,620	3,110 3,110	Lease: 25950 Type: REAL Owner #: 52308 Legal: HALL GRACE OIL UNIT -A- (1H) WILDFIRE ENCERY OPER AB-16 A GEE SURVEY RRC #25950  .002708 Royalty Interest Category: G1 Railroad #: 25950
HB1984: The Appraised value of \$3,110 in 2025 as compared to \$3,030 in 2020 is a 2.64% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,360 3,360	0 0	3,110 3,110

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	380	1,090	Lease: 26067    Type: REAL    Owner #: 52308 Legal: PAYNE UNIT -A- (1H)(2H) WILDFIRE ENGERY OPER AB-177 P O'ROURK SURVEY RRC# 26067    WELL #1H & 2H  .001312 Royalty Interest Category: G1 Railroad #: 26067				
NORTH ZULCH ISD	C	380	1,090					
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED								
HB1984: The Appraised value of \$1,090 in 2025 as compared to \$1,410 in 2020 is a 22.70% decrease.								
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)					
MADISON COUNTY	380	630	460					
NORTH ZULCH ISD	380	630	460					

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		4,240	2,800	Lease: 26168    Type: REAL    Owner #: 52308		
NORTH ZULCH ISD		4,240	2,800	Legal: PAYNE UNIT B (1H)(2H) WILDFIRE ENGERY OPER AB 177 P O'ROURK RRC# 26168  .002409 Royalty Interest Category: G1 Railroad #: 26168		
HB1984: The Appraised value of \$2,800 in 2025 as compared to \$4,250 in 2020 is a 34.12% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	4,224	0	2,800			
NORTH ZULCH ISD	4,224	0	2,800			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		50	50	Lease: 74587    Type: REAL    Owner #: 52308		
NORTH ZULCH ISD		50	50	Legal: PAYNE W W UNIT (1L) FAULCONER ENERGY AB-177 PATRICK O'ROURKE SURV RRC #74587                      WELL #1L  .004081 Royalty Interest Category: G1 Railroad #: 74587		
HB1984: The Appraised value of \$50 in 2025 as compared to \$40 in 2020 is a 25.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		50	0	50		
NORTH ZULCH ISD		50	0	50		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		80	70	Lease: 87397    Type: REAL    Owner #: 52308	
NORTH ZULCH ISD		80	70	Legal: PAYNE W W (02) FAULCONER ENERGY AB-177 PATRICK O'ROURKE SURV RRC #87397                      WELL #2  .004081 Royalty Interest Category: G1 Railroad #: 87397	
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	80	0	70		
NORTH ZULCH ISD	80	0	70		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	8,094	630	6,490		
NORTH ZULCH ISD	8,094	630	6,490		