

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

HOWARD JAKE FAMILY PARTNERSHIP
ONE LTD
5841 COUNTY ROAD 157
IOLA TX 77861-4362



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: 54788 1348

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 NORMANGEE ISD	54,860 54,860	39,850 39,850	Lease: 4079 Type: REAL Owner #: 54788 Legal: THE GROVE UNIT (1H)(2H)(3H) VESS TX PARTNERS II AB 162 N COPELAND SURVEY WELLS #1H 2H 3H RRC# 4079 .013932 Royalty Interest Category: G1 Railroad #: 4079 HB1984: The Appraised value of \$39,850 in 2025 as compared to \$55,720 in 2020 is a 28.48% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	54,860 54,860	0 0	39,850 39,850

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	4,490	4,230	Lease: 26391	Type: REAL Owner #: 54788
NORMANGEE ISD	C	2,200	2,070	Legal: HOWARD-PIERCE UNIT (1H)	
NORTH ZULCH ISD	C	2,290	2,160	VESS OIL CORP	
				AB 9 H CHANDLER SURVEY	
				WELL #1H RRC# 26391	
				.006070 Royalty Interest	
				Category: G1	
				Railroad #: 26391	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$4,230 in 2025 as compared to \$9,310 in 2020 is a 54.56% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		1,032	2,990	1,240	
NORMANGEE ISD		504	1,470	600	
NORTH ZULCH ISD		528	1,530	630	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		63,900	41,660	Lease: 28003	Type: REAL Owner #: 54788
NORMANGEE ISD		8,220	5,360	Legal: LEONA-HOWARD (ALLOCATION) #1H	
NORTH ZULCH ISD		55,680	36,300	VESS OIL CORPORATION	
				AB 9 H CHANDLER SURVEY	
				WELL #1H, RRC #28003	
				.021214 Royalty Interest	
				Category: G1	
				Railroad #: 28003	
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		56,412	0	41,660	
NORMANGEE ISD		7,260	0	5,360	
NORTH ZULCH ISD		49,152	0	36,300	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		6,400	3,650	Lease: 28004	Type: REAL Owner #: 54788
NORMANGEE ISD		1,210	690	Legal: HOWARD-MOORE UNIT A #2H	
NORTH ZULCH ISD		5,190	2,960	VESS OIL CORPORATION	
				AB 9 H CHANDLER SURVEY	
				WELL #2H RRC #28004	
				.002751 Royalty Interest	
				Category: G1	
				Railroad #: 28004	
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		4,428	0	3,650	
NORMANGEE ISD		840	0	690	
NORTH ZULCH ISD		3,588	0	2,960	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	8,790	9,700	Lease: 28010	Type: REAL Owner #: 54788
NORMANGEE ISD	C	1,670	1,840	Legal: HOWARD-MOORE UNIT #1H	
NORTH ZULCH ISD	C	7,130	7,860	VESS OIL CORPORATION	
				AB 9 H CHANDLER SURVEY	
				WELL #1H RRC #28010	
				.002789 Royalty Interest	
				Category: G1	
				Railroad #: 28010	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		7,668	500	9,200	
NORMANGEE ISD		1,452	100	1,740	
NORTH ZULCH ISD		6,216	400	7,460	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	20,440 2,350 18,090	13,300 1,530 11,770	Lease: 743162 Type: REAL Owner #: 54788 Legal: LONG HOLLOW (1RE)(2H) VESS OIL CORPORATION AB 48 A J BONDS SURVEY WELL #1RE & #2H RRC# 26245 .026545 Royalty Interest Category: G1 Railroad #: 26245 HB1984: The Appraised value of \$13,300 in 2025 as compared to \$19,570 in 2020 is a 32.04% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	19,284 2,220 17,064	0 0 0	13,300 1,530 11,770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	8,610 8,610	5,930 5,930	Lease: 755459 Type: REAL Owner #: 54788 Legal: WATSON-HOWARD (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC# 26366 .048441 Royalty Interest Category: G1 Railroad #: 26366 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$5,930 in 2025 as compared to \$2,790 in 2020 is a 112.54% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,912 3,912	1,240 1,240	4,690 4,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	6,310 6,310	4,020 4,020	Lease: 771048 Type: REAL Owner #: 54788 Legal: SULLY UNIT (1H) VESS TEXAS PARTNERS AB 162 N COPELAND SURVEY WELL #1H RRC# 4037 .003892 Royalty Interest Category: G1 Railroad #: 4037 HB1984: The Appraised value of \$4,020 in 2025 as compared to \$4,780 in 2020 is a 15.90% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	6,310 6,310	0 0	4,020 4,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORMANGEE ISD C NORTH ZULCH ISD C	1,810 200 1,610	2,230 250 1,980	Lease: 779015 Type: REAL Owner #: 54788 Legal: LEONA UNIT (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC #26650 .002167 Royalty Interest Category: G1 Railroad #: 26650 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,230 in 2025 as compared to \$4,000 in 2020 is a 44.25% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	1,810 200 1,610	60 10 50	2,170 240 1,930

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	155,716	4,790	119,780		
NORMANGEE ISD	73,646	1,580	54,030		
NORTH ZULCH ISD	82,070	3,220	65,740		