

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

FAULCONER 2004 LTD PTR LLP  
% CREST TAX PARTNERS LLC  
PO BOX 7335  
TYLER TX 75711



**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: 54856 908  
  
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	440 440	470 470	Lease: 7097 Type: REAL Owner #: 54856 Legal: BYARS HELEN (01) FAULCONER ENERGY AB A ROBINSON SURVEY WELL 1 RRC 7097  .010000 Override Royalty Category: G1 Railroad #: 7097  Agent: 368
HB1984: The Appraised value of \$470 in 2025 as compared to \$310 in 2020 is a 51.61% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	440 440	0 0	470 470

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	680 680	320 320	Lease: 7100 Type: REAL Owner #: 54856 Legal: MADOLE A D G/U (01) FAULCONER ENERGY AB-18 SIMON JONES SURVEY RRC #7100 WELL #1  .008662 Override Royalty Category: G1 Railroad #: 7100 Agent: 368  HB1984: The Appraised value of \$320 in 2025 as compared to \$920 in 2020 is a 65.22% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	636 636	0 0	320 320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	140 140	140 140	Lease: 132240 Type: REAL Owner #: 54856 Legal: WALTON J H G/U (02) FAULCONER ENERGY AB-18 SIMON JONES SURVEY RRC #132240 WELL #2  .005628 Override Royalty Category: G1 Railroad #: 132240 Agent: 368  HB1984: The Appraised value of \$140 in 2025 as compared to \$140 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	140 140	0 0	140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C MADISNVILLE Cisd C	220 220	450 450	Lease: 132474 Type: REAL Owner #: 54856 Legal: MADOLE A D G/U (02) FAULCONER ENERGY AB-18 SIMON JONES SURVEY RRC #132474 WELL #2  .008662 Override Royalty Category: G1 Railroad #: 132474 Agent: 368  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$450 in 2025 as compared to \$270 in 2020 is a 66.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	220 220	190 190	260 260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	6,700 1,540 5,160	1,270 290 980	Lease: 802151 Type: REAL Owner #: 54856 Legal: VINIARSKI UNIT A (1H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #1H RRC# 27125  .007584 Override Royalty Category: G1 Railroad #: 27125 Agent: 368  HB1984: The Appraised value of \$1,270 in 2025 as compared to \$10,680 in 2020 is a 88.11% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	6,700 1,540 5,160	0 0 0	1,270 290 980

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	8,136	190	2,460		
NORTH ZULCH ISD	5,600	0	1,450		
MADISNVLE CISD	2,536	190	1,010		

