

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

THEISS LORNE  
UWO CAROL THEISS  
11837 FM 1452 W  
NORMANGEE TX 77871-5143



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:	54923 2834
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 NORTH ZULCH ISD  No 2020 Hist		747,800 321,840 425,970	Lease: 4470 Type: REAL Owner #: 54923 Legal: MERICA #1H WILDFIRE ENERGY OPER AB 115 W G HALL SURVEY WELL #1H RRC #4470  .028008 Royalty Interest Category: G1 Railroad #: 4470
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY	0	0	747,800
NORMANGEE ISD	0	0	321,840
NORTH ZULCH ISD	0	0	425,970

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 NORMANGEE ISD     No 2020 Hist		418,100 418,100	Lease: 4473 Type: REAL Owner #: 54923 Legal: PATRIOT #1H WILDFIRE ENERGY OPER AB 115 W G HALL SURVEY WELL #1H RRC #4473  .016275 Royalty Interest Category: G1 Railroad #: 4473		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	0 0	0 0	418,100 418,100		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORMANGEE ISD     No 2020 Hist	163,970 163,970	183,880 183,880	Lease: 28119 Type: REAL Owner #: 54923 Legal: SMITH VESS OIL CORP AB 215 TONGATE M SURVEY WELL #3H & 4H RRC #28119  .009534 Royalty Interest Category: G1 Railroad #: 28119		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	163,970 163,970	0 0	183,880 183,880		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD     No 2020 Hist	529,770 399,360 130,410	592,320 446,520 145,810	Lease: 28121 Type: REAL Owner #: 54923 Legal: LEWIS VESS OIL CORP AB 215 TONGATE M SURVEY WELL# 1H & 2H RRC #28121  .024616 Royalty Interest Category: G1 Railroad #: 28121		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	529,770 399,360 130,410	0 0 0	592,320 446,520 145,810		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD     HB1984: The Appraised value of \$127,330 in 2025 as compared to \$116,410 in 2020 is a 9.38% increase.	164,770 164,770	127,330 127,330	Lease: 761937 Type: REAL Owner #: 54923 Legal: BENELLI (1H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL 1H RRC 26504  .096477 Royalty Interest Category: G1 Railroad #: 26504		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	153,120 153,120	0 0	127,330 127,330		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	90,970 90,970	82,110 82,110	Lease: 797933 Type: REAL Owner #: 54923 Legal: BENELLI (ALLOC) (2H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL 2H RRC 27103  .094953 Royalty Interest Category: G1 Railroad #: 27103  HB1984: The Appraised value of \$82,110 in 2025 as compared to \$92,270 in 2020 is a 11.01% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	90,970 90,970	0 0	82,110 82,110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	9,100 9,100	7,820 7,820	Lease: 798329 Type: REAL Owner #: 54923 Legal: HIBBETTS (ALLOC) (3H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #3H RRC# 27041  .005975 Royalty Interest Category: G1 Railroad #: 27041  HB1984: The Appraised value of \$7,820 in 2025 as compared to \$12,740 in 2020 is a 38.62% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	9,100 9,100	0 0	7,820 7,820

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	946,930	0	2,159,360		
NORMANGEE ISD	563,330	0	1,370,340		
NORTH ZULCH ISD	383,600	0	789,040		

