

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

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: 57283 2417

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

RIVERCREST ROYALTIES LLC
% KIRKWOOD & DARBY INC
2601 SCOTT AVENUE SUITE 400
FORT WORTH TX 76103



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	170	880	Lease: 25770 Type: REAL Owner #: 57283
NORTH ZULCH ISD	C	170	880	Legal: WIESE (1H) CML EXPLORATION AB-15 P H FULLENWIDER SURVEY Agent: 300 .001375 Royalty Interest Category: G1 Railroad #: 25770
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$880 in 2025 as compared to \$250 in 2020 is a 252.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	170	680	200	
NORTH ZULCH ISD	170	680	200	

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	1,330	6,930	Lease: 25770	Type: REAL	Owner #: 57283
NORTH ZULCH ISD	C	1,330	6,930	Legal: WIESE (1H)		
				CML EXPLORATION		
				AB-15 P H FULLENWIDER SURVEY		
					Agent: 300	
				.010781 Override Royalty		
				Category: G1		
				Railroad #: 25770		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$6,930 in 2025 as compared to \$1,950 in 2020 is a 255.38% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,330	5,330	1,600			
NORTH ZULCH ISD	1,330	5,330	1,600			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		21,490	15,880	Lease: 25813	Type: REAL	Owner #: 57283
NORTH ZULCH ISD		21,490	15,880	Legal: COFFMAN 1H		
				CML EXPLORATION LLC		
				AB 91 R H DUNHAM SURVEY		
				WELL 1H RRC 25813		
					Agent: 300	
				.010938 Royalty Interest		
				Category: G1		
				Railroad #: 25813		
HB1984: The Appraised value of \$15,880 in 2025 as compared to \$17,380 in 2020 is a 8.63% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	21,490	0	15,880			
NORTH ZULCH ISD	21,490	0	15,880			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		1,170	850	Lease: 26155	Type: REAL	Owner #: 57283
MADISNVILLE Cisd		1,170	850	Legal: MANNING GAS UNIT (01)		
				EOG RESOURCES INC		
				AB 152 W MOFFITT SURVEY		
				WELL #1 RRC# 26155		
					Agent: 300	
				.011248 Override Royalty		
				Category: G1		
				Railroad #: 26155		
HB1984: The Appraised value of \$850 in 2025 as compared to \$2,200 in 2020 is a 61.36% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,170	0	850			
MADISNVILLE Cisd	1,170	0	850			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		4,210	1,010	Lease: 26452	Type: REAL	Owner #: 57283
MADISNVILLE Cisd		4,210	1,010	Legal: LAURA UNIT (02)		
				EOG RESOURCES		
				AB 175 S MORGAN SURVEY		
					Agent: 300	
				.011321 Override Royalty		
				Category: G1		
				Railroad #: 26452		
HB1984: The Appraised value of \$1,010 in 2025 as compared to \$1,220 in 2020 is a 17.21% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,968	0	1,010			
MADISNVILLE Cisd	1,968	0	1,010			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	900 900	1,080 1,080	Lease: 93869 Type: REAL Owner #: 57283 Legal: WIESE C/U (1C) NZ OPERATING CO AB-159 THOMAS R MARSTON SURV Agent: 300 .007145 Override Royalty Category: G1 Railroad #: 93869 HB1984: The Appraised value of \$1,080 in 2025 as compared to \$260 in 2020 is a 315.38% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	900 900	0 0	1,080 1,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	10 10	10 10	Lease: 189848 Type: REAL Owner #: 57283 Legal: WORSHAM UNIT (01) EOG RESOURCES INC HUNTSVILLE ISD-2% AB 231 & 780 WORSHAM/LEWIS SUR Agent: 300 .000340 Royalty Interest Category: G1 Railroad #: 189848 HB1984: The Appraised value of \$10 in 2025 as compared to \$30 in 2020 is a 66.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	10 10	0 0	10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	260 260	270 270	Lease: 189848 Type: REAL Owner #: 57283 Legal: WORSHAM UNIT (01) EOG RESOURCES INC HUNTSVILLE ISD-2% AB 231 & 780 WORSHAM/LEWIS SUR Agent: 300 .009706 Override Royalty Category: G1 Railroad #: 189848 HB1984: The Appraised value of \$270 in 2025 as compared to \$790 in 2020 is a 65.82% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	260 260	0 0	270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	660 660	470 470	Lease: 426441 Type: REAL Owner #: 57283 Legal: GRISHAM (02) (03) EOG RESOURCES AB 152 W MOFFITT SURVEY Agent: 300 .005204 Override Royalty Category: G1 Railroad #: 26441 HB1984: The Appraised value of \$470 in 2025 as compared to \$16,040 in 2020 is a 97.07% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	660 660	0 0	470 470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL CSD	3,010 3,010	1,010 1,010	Lease: 426452 Type: REAL Owner #: 57283 Legal: LAURA UNIT (1H) EOG RESOURCES AB 175 S MORGAN SURVEY WELL #1H .011321 Override Royalty Category: G1 Railroad #: 26452 Agent: 300 HB1984: The Appraised value of \$1,010 in 2025 as compared to \$2,840 in 2020 is a 64.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL CSD	1,404 1,404	0 0	1,010 1,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL CSD	C 1,010 C 1,010	720 720	Lease: 723591 Type: REAL Owner #: 57283 Legal: BYRD (01) E2 OPERATING LLC AB 188 R ROBBINS SURVEY WELL 1 RRC 26295 .004825 Royalty Interest Category: G1 Railroad #: 26295 Agent: 300 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$720 in 2025 as compared to \$650 in 2020 is a 10.77% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL CSD	588 588	10 10	710 710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL CSD	1,730 1,730	1,980 1,980	Lease: 761584 Type: REAL Owner #: 57283 Legal: GRISHAM (01) EOG RESOURCES INC AB 152 W MOFFITT SURVEY WELL #1 RRC# 26441 .005204 Override Royalty Category: G1 Railroad #: 26441 Agent: 300 HB1984: The Appraised value of \$1,980 in 2025 as compared to \$9,830 in 2020 is a 79.86% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL CSD	1,730 1,730	0 0	1,980 1,980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL CSD	5,960 5,960	3,970 3,970	Lease: 769660 Type: REAL Owner #: 57283 Legal: VICK B UNIT (1H) EOG RESOURCES AB 111 J S HUNTER SURVEY WELL #1H RRC# 26495 .007740 Override Royalty Category: G1 Railroad #: 26495 Agent: 300 HB1984: The Appraised value of \$3,970 in 2025 as compared to \$3,540 in 2020 is a 12.15% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL CSD	5,960 5,960	0 0	3,970 3,970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	1,320 1,320	380 380	Lease: 780184 Type: REAL Owner #: 57283 Legal: LAURA-MANNING(ALLOC) UNIT (2H) EOG RESOURCES INC AB 152 W MOFFITT SURVEY WELL # 2H RRC# 26777 .011287 Override Royalty Category: G1 Railroad #: 26777 Agent: 300 HB1984: The Appraised value of \$380 in 2025 as compared to \$6,160 in 2020 is a 93.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	1,320 1,320	0 0	380 380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	430 430	300 300	Lease: 785963 Type: REAL Owner #: 57283 Legal: VICK DIANA UNIT (1H) EOG RESOURCES INC AB 111 J S HUNTER SURVEY WELL #1H RRC# 26845 .008061 Override Royalty Category: G1 Railroad #: 26845 Agent: 300 HB1984: The Appraised value of \$300 in 2025 as compared to \$660 in 2020 is a 54.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	430 430	0 0	300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	1,120 1,120	820 820	Lease: 809212 Type: REAL Owner #: 57283 Legal: TURNER (1H) EOG RESOURCES INC AB 44 LUKE BRYAN SURVEY WELL #1H RRC# 26952 .008945 Override Royalty Category: G1 Railroad #: 26952 Agent: 300 HB1984: The Appraised value of \$820 in 2025 as compared to \$2,140 in 2020 is a 61.68% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	1,120 1,120	0 0	820 820

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	40,510	6,020	30,540		
NORTH ZULCH ISD	23,890	6,010	18,760		
MADISNVLL Cisd	16,620	10	11,780		

