

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

FAUST JAMES R
4524 FM 1372 RD
NORTH ZULCH TX 77872-6393



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:	57443 913
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	60 60	60 60	Lease: 72890 Type: REAL Owner #: 57443 Legal: HALL GRACE 1 (01) FAULCONER ENERGY ALFRED GEE SURVEY RRC #72890 WELL #1 .002931 Royalty Interest Category: G1 Railroad #: 72890
HB1984: The Appraised value of \$60 in 2025 as compared to \$40 in 2020 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	60 60	0 0	60 60

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 NORTH ZULCH ISD		60 60	60 60	Lease: 86934 Type: REAL Owner #: 57443 Legal: HALL GRACE -A- (01) FAULCONER ENERGY AB-16 ALFRED GEE SURVEY RRC #86934 WELL #1 .002931 Royalty Interest Category: G1 Railroad #: 86934 HB1984: The Appraised value of \$60 in 2025 as compared to \$50 in 2020 is a 20.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	60 60	0 0	60 60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD		540 540	330 330	Lease: 736496 Type: REAL Owner #: 57443 Legal: HALL GRACE UNIT B (1H) WILDFIRE ENGERY OPER AB 16 A GEE SURVEY WELL #1H RRC# 26720 .003408 Royalty Interest Category: G1 Railroad #: 26720 HB1984: The Appraised value of \$330 in 2025 as compared to \$3,060 in 2020 is a 89.22% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	540 540	0 0	330 330		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD		4,090 3,640 450	3,030 2,700 330	Lease: 791222 Type: REAL Owner #: 57443 Legal: VICK TRUST UNIT B (ALLOC) (2H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #2H RRC# 27128 .027780 Royalty Interest Category: G1 Railroad #: 27178	
HB1984: The Appraised value of \$3,030 in 2025 as compared to \$4,280 in 2020 is a 29.21% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	2,700 2,400 300	0 0 0	3,030 2,700 330		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	2,430	4,650	Lease: 792528 Type: REAL Owner #: 57443	
MADISNVILLE Cisd	C	2,160	4,140	Legal: VICK TRUST UNIT B (ALLOC) (3H)	
NORTH ZULCH ISD	C	270	510	WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #3H RRC# 27199 .025708 Royalty Interest Category: G1 Railroad #: 27199	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$4,650 in 2025 as compared to \$5,800 in 2020 is a 19.83% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	1,572	2,760	1,890		
MADISNVILLE Cisd	1,404	2,460	1,680		
NORTH ZULCH ISD	168	310	200		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	4,932	2,760	5,370		
NORTH ZULCH ISD	1,128	310	980		
MADISNVLE CISD	3,804	2,460	4,380		

