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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: 57830 2429  
  
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		2,790	1,820	Lease: 28003    Type: REAL    Owner #: 57830		
NORMANGEE ISD		360	230	Legal: LEONA-HOWARD (ALLOCATION) #1H		
NORTH ZULCH ISD		2,430	1,580	VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H, RRC #28003		
No 2020 Hist				.000925 Royalty Interest Category: G1 Railroad #: 28003		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	2,460	0	1,820			
NORMANGEE ISD	312	0	230			
NORTH ZULCH ISD	2,148	0	1,580			

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, beginnng 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 NORTH ZULCH ISD  No 2020 Hist	11,820 2,240 9,580	6,750 1,280 5,470	Lease: 28004 Type: REAL Owner #: 57830 Legal: HOWARD-MOORE UNIT A #2H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #2H RRC #28004  .005083 Royalty Interest Category: G1 Railroad #: 28004		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	8,172 1,548 6,624	0 0 0	6,750 1,280 5,470		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY C NORMANGEE ISD C NORTH ZULCH ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist	16,370 3,100 13,270	18,060 3,420 14,640	Lease: 28010 Type: REAL Owner #: 57830 Legal: HOWARD-MOORE UNIT #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H RRC #28010  .005192 Royalty Interest Category: G1 Railroad #: 28010		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	14,268 2,700 11,568	940 180 760	17,120 3,240 13,880		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY C NORMANGEE ISD NORTH ZULCH ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,000 in 2025 as compared to \$3,590 in 2020 is a 44.29% decrease.	1,620 180 1,440	2,000 220 1,780	Lease: 779015 Type: REAL Owner #: 57830 Legal: LEONA UNIT (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC #26650  .001943 Royalty Interest Category: G1 Railroad #: 26650		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	1,620 180 1,440	60 0 50	1,940 220 1,730		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	11,550	16,920	Lease: 788951	Type: REAL Owner #: 57830
NORTH ZULCH ISD	C	11,550	16,920	Legal: MOORE UNIT (1H)	
				VESS OIL CORP	
				AB 9 H CHANDLER SURVEY	
				WELL #1H RRC# 26722	
				.016953 Royalty Interest	
				Category: G1	
				Railroad #:	26722
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$16,920 in 2025 as compared to \$34,900 in 2020 is a 51.52% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	6,024	9,690	7,230		
NORTH ZULCH ISD	6,024	9,690	7,230		

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	32,544	10,690	34,860		
NORMANGEE ISD	4,740	180	4,970		
NORTH ZULCH ISD	27,804	10,500	29,890		

