

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

TEXICAN ENERGY CORP
ONE ALLEN CENTER
500 DALLAS ST/STE 2600
HOUSTON TX 77002



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:	58159 2819
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 G	240 240	140 140	Lease: 25855 Type: REAL Owner #: 58159 Legal: MOSLEY (1H) (2H) (3H) WILDFIRE ENGERY OPER AB-185 W C PARMER SURVEY RRC #25855 WELL #1H 2H & 3H .000839 Override Royalty Category: G1 Railroad #: 25855
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$140 in 2025 as compared to \$1,030 in 2020 is a 86.41% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	240 0	0 140	140 0

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		20	20	Lease: 427045 Type: REAL Owner #: 58159		
MADISNVLLC Cisd	G	20	20	Legal: BARR UNIT B 1H WILDFIRE ENGERY OPER AB 26 A DEL RIOS SURVEY WELL 1H RRC 27045 .000408 Override Royalty Category: G1 Railroad #: 27045		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$20 in 2025				as compared to \$10 in 2020 is a 100.00% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		20	0	20		
MADISNVLLC Cisd		0	20	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD						

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		270	100	Lease: 787119 Type: REAL Owner #: 58159		
MADISNVLLC Cisd	G	270	100	Legal: DEAN 1H WILDFIRE ENGERY OPER AB 26 A DEL RIOS SURVEY WELL 1H RRC 27044 .000687 Override Royalty Category: G1 Railroad #: 27044		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$100 in 2025		as compared to			\$290 in 2020 is a 65.52% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	270	0	100			
MADISNVLLC Cisd	0	100	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		90	70	Lease: 791222	Type: REAL	Owner #: 58159
MADISNVILLE CISD	G	80	60	Legal: VICK TRUST UNIT B (ALLOC) (2H)		
NORTH ZULCH ISD	G	10	10	WILDFIRE ENGERY OPER		
				AB 28 Z ROBINSON SURVEY		
				WELL #2H RRC# 27128		
				.000600 Override Royalty		
				Category: G1		
				Railroad #: 27178		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$70 in 2025 as compared to \$90 in 2020 is a 22.22% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		60	0	70		
MADISNVILLE CISD		0	60	0		
NORTH ZULCH ISD		0	10	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		210	150	Lease: 791278	Type: REAL	Owner #: 58159
MADISNVILLE CISD	G	210	150	Legal: BARR UNIT A 2H & 5H		
				WILDFIRE ENGERY OPER		
				AB 26 A DEL RIOS SURVEY		
				WELL 2H & 5H RRC 27046		
				.000288 Override Royalty		
				Category: G1		
				Railroad #: 27046		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$150 in 2025 as compared to \$390 in 2020 is a 61.54% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		210	0	150		
MADISNVILLE CISD		0	150	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	50	100	Lease: 792528	Type: REAL	Owner #: 58159
MADISNVILLE CISD	G C	50	90	Legal: VICK TRUST UNIT B (ALLOC) (3H)		
NORTH ZULCH ISD	G	10	10	WILDFIRE ENGERY OPER		
				AB 28 Z ROBINSON SURVEY		
				WELL #3H RRC# 27199		
				.000572 Override Royalty		
				Category: G1		
				Railroad #: 27199		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$100 in 2025 as compared to \$130 in 2020 is a 23.08% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		36	60	40		
MADISNVILLE CISD		0	90	0		
NORTH ZULCH ISD		0	10	0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY	30	10	Lease: 802151 Type: REAL Owner #: 58159 Legal: VINIARSKI UNIT A (1H) WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #1H RRC# 27125 .000037 Override Royalty Category: G1 Railroad #: 27125 HB1984: The Appraised value of \$10 in 2025 as compared to \$50 in 2020 is a 80.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY	30	0	10

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	2,056	60	830		
NORTH ZULCH ISD	0	460	0		
MADISNVILLE CISD	0	420	0		