

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

CYPRESS PT ROYALTIES
701 BRAZOS ST/STE 660
AUSTIN TX 78701-2557



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:	59887 659
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		770 770	640 640	Lease: 4014 Type: REAL Owner #: 59887 Legal: REA UNIT (1H) VESS TEXAS PARTNERS AB 33 I VOTAW SURVEY WELL #1H RRC# 4014 .000720 Royalty Interest Category: G1 Railroad #: 4014 HB1984: The Appraised value of \$640 in 2025 as compared to \$900 in 2020 is a 28.89% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	770 770	0 0	640 640		

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	2,960 2,960	2,410 2,410	Lease: 4019 Type: REAL Owner #: 59887 Legal: ELLISON UNIT 1H VESS TEXAS PARTNERS AB 122 S HEWS SURVEY WELL 1H RRC 4019 .001190 Royalty Interest Category: G1 Railroad #: 4019 HB1984: The Appraised value of \$2,410 in 2025 as compared to \$2,960 in 2020 is a 18.58% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	2,960 2,960	0 0	2,410 2,410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	8,270 8,270	7,100 7,100	Lease: 25687 Type: REAL Owner #: 59887 Legal: BARRETT 1H VESS OIL CORP AB 109 J M HARBOUR SURVEY WELL 1H RRC 25687 .003968 Royalty Interest Category: G1 Railroad #: 25687 HB1984: The Appraised value of \$7,100 in 2025 as compared to \$5,880 in 2020 is a 20.75% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	8,270 8,270	0 0	7,100 7,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,070 1,070	760 760	Lease: 25871 Type: REAL Owner #: 59887 Legal: HARRISON (1H) & (2H) CML EXPLORATION AB-15 PETER FULLENWINDER SURV RRC #25871 WELL #1H 2H .000653 Royalty Interest Category: G1 Railroad #: 25871 HB1984: The Appraised value of \$760 in 2025 as compared to \$1,770 in 2020 is a 57.06% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,070 1,070	0 0	760 760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	700 700	530 530	Lease: 25879 Type: REAL Owner #: 59887 Legal: WATSON-BUCK (1H) CML EXPLORATION AB-176 A NUNLEY SURVEY .011112 Override Royalty Category: G1 Railroad #: 25879 HB1984: The Appraised value of \$530 in 2025 as compared to \$1,470 in 2020 is a 63.95% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	700 700	0 0	530 530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2020 Hist	10 10	10 10	Lease: 93869 Type: REAL Owner #: 59887 Legal: WIESE G/U (1C) NZ OPERATING CO AB-159 THOMAS R MARSTON SURV .000070 Royalty Interest Category: G1 Railroad #: 93869		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	10 10	0 0	10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY MADISNVILLE Cisd G Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$100 in 2025	330 330	100 100	Lease: 788629 Type: REAL Owner #: 59887 Legal: PARTEN (01) E2 OPERATING LLC AB 23 J MITCHELL SURVEY WELL #1 RRC# 27073 .000384 Royalty Interest Category: G1 Railroad #: 27073 as compared to \$400 in 2020 is a 75.00% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVILLE Cisd	324 0	0 100	100 0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	14,104	0	11,550		
NORMANGEE ISD	3,730	0	3,050		
NORTH ZULCH ISD	10,050	0	8,400		
MADISNVILLE Cisd	0	100	0		

