

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

VESS TEXAS PARTNERS II LLC  
% KE ANDREWS & COMPANY  
2424 RIDGE ROAD  
ROCKWALL TX 75087



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:	59963 2939
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	418,700 418,700	318,820 318,820	Lease: 4014 Type: REAL Owner #: 59963 Legal: REA UNIT (1H) VESS TEXAS PARTNERS AB 33 I VOTAW SURVEY WELL #1H RRC# 4014  .797383 Working Interest Category: G1 Railroad #: 4014  Agent: 040
HB1984: The Appraised value of \$318,820 in 2025 as compared to \$476,130 in 2020 is a 33.04% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	418,700 418,700	0 0	318,820 318,820

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	1,152,390 1,152,390	842,660 842,660	Lease: 4019 Type: REAL Owner #: 59963 Legal: ELLISON UNIT 1H VESS TEXAS PARTNERS AB 122 S HEWS SURVEY WELL 1H RRC 4019  .793551 Working Interest Category: G1 Railroad #: 4019  Agent: 040  HB1984: The Appraised value of \$842,660 in 2025 as compared to \$1,066,510 in 2020 is a 20.99% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	1,152,390 1,152,390	0 0	842,660 842,660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	2,347,590 2,347,590	1,617,380 1,617,380	Lease: 4079 Type: REAL Owner #: 59963 Legal: THE GROVE UNIT (1H)(2H)(3H) VESS TX PARTNERS II AB 162 N COPELAND SURVEY WELLS #1H 2H 3H RRC# 4079  .775405 Working Interest Category: G1 Railroad #: 4079  Agent: 040  HB1984: The Appraised value of \$1,617,380 in 2025 as compared to \$2,105,640 in 2020 is a 23.19% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	2,347,590 2,347,590	0 0	1,617,380 1,617,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD G	20 20	20 20	Lease: 26116 Type: REAL Owner #: 59963 Legal: HOLIWAY UNIT (1H) CAMERON EXPLORATION AB 43 C BLYTHE SURVEY WELL #1H RRC# 26116  .000036 Override Royalty Category: G1 Railroad #: 26116  Agent: 040  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 NORTH ZULCH ISD	20 0	0 20	20 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	241,330 241,330	170,610 170,610	Lease: 743493 Type: REAL Owner #: 59963 Legal: BLAZEK-PETERS UNIT 1H VESS TEXAS PARTNERS AB 33 I VOTAW SURVEY WELL 1H RRC 4006  .787718 Working Interest Category: G1 Railroad #: 4006  Agent: 040  HB1984: The Appraised value of \$170,610 in 2025 as compared to \$203,180 in 2020 is a 16.03% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	241,330 241,330	0 0	170,610 170,610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	764,700 764,700	669,220 669,220	Lease: 765931 Type: REAL Owner #: 59963 Legal: BAYOU BENGALS UNIT (1H) VESS TEXAS PARTNERS AB 122 S HEWS SURVEY WELL 1H RRC 04063  .790668 Working Interest Category: G1 Railroad #: 4063  HB1984: The Appraised value of \$669,220 in 2025 as compared to \$721,650 in 2020 is a 7.27% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	764,700 764,700	0 0	669,220 669,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	946,750 946,750	530,710 530,710	Lease: 771048 Type: REAL Owner #: 59963 Legal: SULLY UNIT (1H) VESS TEXAS PARTNERS AB 162 N COPELAND SURVEY WELL #1H RRC# 4037  .779713 Working Interest Category: G1 Railroad #: 4037  HB1984: The Appraised value of \$530,710 in 2025 as compared to \$654,230 in 2020 is a 18.88% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	946,750 946,750	0 0	530,710 530,710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	5,370 5,370	19,590 19,590	Lease: 785467 Type: REAL Owner #: 59963 Legal: THE GOLDEN WAVE UNIT (1H) VESS AB 162 N COPELAND SURVEY WELL #1H RRC#  .777569 Working Interest Category: G1 Railroad #: 26595  HB1984: The Appraised value of \$19,590 in 2025 as compared to \$5,370 in 2020 is a 264.80% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	5,370 5,370	0 0	19,590 19,590

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	5,876,850	0	4,169,010		
NORMANGEE ISD	5,876,830	0	4,168,990		
NORTH ZULCH ISD	0	20	0		

