

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

MAULDIN FAMILY PARTNERSHIP LP
288 LCR 404
GROESBECK TX 76642



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: 61609 1790

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	1,630 1,630	1,240 1,240	Lease: 25314 Type: REAL Owner #: 61609 Legal: MACHAC (1H)(2H)(3H)(4H)(5H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY RRC #25314 .005010 Royalty Interest Category: G1 Railroad #: 25314
HB1984: The Appraised value of \$1,240 in 2025 as compared to \$8,340 in 2020 is a 85.13% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,630 1,630	0 0	1,240 1,240

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	250 250	260 260	Lease: 750647 Type: REAL Owner #: 61609 Legal: WEAVER-STATE UNIT (1H) & (2H) WILDFIRE ENERGY AB 152 M LANGHAM SURVEY WELLS #1H & 2H RRC# 26304 .000157 Royalty Interest Category: G1 Railroad #: 26304 HB1984: The Appraised value of \$260 in 2025 as compared to \$230 in 2020 is a 13.04% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	250 250	0 0	260 260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	C 610 C	740 740	Lease: 762329 Type: REAL Owner #: 61609 Legal: BURNS-STATE UNIT 1H & 2H WILDFIRE ENERGY OPER AB 63 N COPELAND SURVEY WELLS 1H & 2H RRC 26374 .000394 Royalty Interest Category: G1 Railroad #: 26374 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$740 in 2025 as compared to \$620 in 2020 is a 19.35% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	540 540	90 90	650 650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	420 420	420 420	Lease: 770024 Type: REAL Owner #: 61609 Legal: WEAVER-RANSOM-STATE UT(1H&2H) WILDFIRE ENERGY OPER AB 63 N COPELAND SURVEY WELL #1H & 2H RRC# 26412 .000343 Royalty Interest Category: G1 Railroad #: 26412 HB1984: The Appraised value of \$420 in 2025 as compared to \$810 in 2020 is a 48.15% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	420 420	0 0	420 420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	190 190	170 170	Lease: 783711 Type: REAL Owner #: 61609 Legal: FLEMING JOHN HUGH (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26915 .001802 Royalty Interest Category: G1 Railroad #: 26915 HB1984: The Appraised value of \$170 in 2025 as compared to \$430 in 2020 is a 60.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	190 190	0 0	170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	100 100	70 70	Lease: 790931 Type: REAL Owner #: 61609 Legal: ELLA (ALLOCATION) 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 27112 .001293 Royalty Interest Category: G1 Railroad #: 27112 HB1984: The Appraised value of \$70 in 2025 as compared to \$250 in 2020 is a 72.00% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	100 100	0 0	70 70		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	780 780	510 510	Lease: 835951 Type: REAL Owner #: 61609 Legal: FLEMING J ROB (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27530 .000482 Royalty Interest Category: G1 Railroad #: 27530 HB1984: The Appraised value of \$510 in 2025 as compared to \$1,700 in 2020 is a 70.00% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	720 720	0 0	510 510		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	3,850	90	3,320		
NORTH ZULCH ISD	2,640	0	1,990		
NORMANGEE ISD	1,210	90	1,330		

