

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

ACF II LP
PO BOX 926
CYPRESS TX 77429



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:	62956 1
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	C	24,510	53,040	Lease: 10535	Type: REAL Owner #: 62956
MADISNVILLE Cisd	C	24,510	53,040	Legal: OSR-HALLIDAY UNIT	
				WOODBINE PROD	
				LEON COUNTY-41%	
				AB-29 F DEL VALLE ETAL SURVEY	
				.003038 Royalty Interest	
				Category: G1	
				Railroad #: 10535	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED			
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		24,510	9,174	43,866	
MADISNVILLE Cisd		24,510	9,174	43,866	

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 NORTH ZULCH ISD No 2020 Hist	30 30	20 20	Lease: 14468 Type: REAL Owner #: 62956 Legal: DRAKE L A (01) REDBUD E & P INC AB 242 WYATT/HADLEY/FITZGERALD .000508 Royalty Interest Category: G1 Railroad #: 14468		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	30 30	0 0	20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2020 Hist	420 420	400 400	Lease: 25565 Type: REAL Owner #: 62956 Legal: FLOYD (01) CML EXPLORATION AB-176 A NUNLEY SURVEY RRC #25565 .000529 Override Royalty Category: G1 Railroad #: 25565		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	420 420	0 0	400 400		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2020 Hist	540 540	540 540	Lease: 25977 Type: REAL Owner #: 62956 Legal: DRAKE (01)(02) CML EXPLORATION LLC AB 97 T FITZGERALD SURVEY WELL 1 & 2 RRC 25977 .000223 Override Royalty Category: G1 Railroad #: 25977		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	540 540	0 0	540 540		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2020 Hist	10 10	10 10	Lease: 113559 Type: REAL Owner #: 62956 Legal: VICK M Y (06) WILDFIRE ENGERY OPER AB-28 ZORASTER ROBINSON SURV RRC #113559 WELL #6 .000292 Royalty Interest Category: G1 Railroad #: 113559		
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	C	60	100	Lease: 420002 Type: REAL Owner #: 62956		
NORTH ZULCH ISD	C	60	100	Legal: REYNOLDS (2H)(3H) WILDFIRE ENERGY AB-209 F SHRACK SURVEY .001120 Royalty Interest Category: G1 Railroad #: 25571		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		60	30	70		
NORTH ZULCH ISD		60	30	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		260	220	Lease: 763489 Type: REAL Owner #: 62956		
MADISNVLL C1SD		260	220	Legal: PONDEROSA (1H) EMPIRE TEXAS OPERATI AB 57 C BOWMAN SURVEY WELL #1H RRC#26606 .003678 Royalty Interest Category: G1 Railroad #: 26606		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		260	0	220		
MADISNVLL C1SD		260	0	220		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	540	850	Lease: 770946 Type: REAL Owner #: 62956		
NORTH ZULCH ISD	C	540	850	Legal: GRANT (01) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1 RRC# 27012 .001683 Royalty Interest Category: G1 Railroad #: 27012		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		540	200	650		
NORTH ZULCH ISD		540	200	650		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		20	20	Lease: 785393 Type: REAL Owner #: 62956		
NORTH ZULCH ISD		20	20	Legal: COLEMAN MCDONALD 1H WILDFIRE ENERGY AB 71 U F CASE SURVEY WELL 1H RRC 26901 .000028 Royalty Interest Category: G1 Railroad #: 26901		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		20	0	20		
NORTH ZULCH ISD		20	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	950	810	Lease: 787550	Type: REAL	Owner #: 62956
NORTH ZULCH ISD	C	950	810	Legal: LEE (1H)		
				WILDFIRE ENERGY		
				AB 25 J PAYNE SURVEY		
				WELL #1H RRC# 27231		
				.001846 Royalty Interest		
				Category: G1		
				Railroad #: 27231		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		660	20	790		
NORTH ZULCH ISD		660	20	790		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	50	80	Lease: 790229	Type: REAL	Owner #: 62956
NORTH ZULCH ISD	C	50	80	Legal: WHITMAN (1H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #1H RRC# 27031		
				.001436 Royalty Interest		
				Category: G1		
				Railroad #: 27031		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		50	20	60		
NORTH ZULCH ISD		50	20	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		20	10	Lease: 791222	Type: REAL	Owner #: 62956
MADISNVILLE Cisd		20	10	Legal: VICK TRUST UNIT B (ALLOC) (2H)		
				WILDFIRE ENGERY OPER		
				AB 28 Z ROBINSON SURVEY		
				WELL #2H RRC# 27128		
				.000114 Royalty Interest		
				Category: G1		
				Railroad #: 27178		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		12	0	10		
MADISNVILLE Cisd		12	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	10	20	Lease: 792528	Type: REAL	Owner #: 62956
MADISNVILLE Cisd	C	10	20	Legal: VICK TRUST UNIT B (ALLOC) (3H)		
				WILDFIRE ENGERY OPER		
				AB 28 Z ROBINSON SURVEY		
				WELL #3H RRC# 27199		
				.000105 Royalty Interest		
				Category: G1		
				Railroad #: 27199		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		10	10	10		
MADISNVILLE Cisd		10	10	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2020 Hist	390 390	290 290	Lease: 838915 Type: REAL Owner #: 62956 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598 .000210 Royalty Interest Category: G1 Railroad #: 27598		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	390 390	0 0	290 290		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	27,512	9,454	46,956		
MADISNVILLE CISD	24,792	9,184	44,106		
NORTH ZULCH ISD	2,720	270	2,850		

