

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

WOOD CO APPRAISAL DISTRICT
P O BOX 1706
QUITMAN TEXAS 75783-1706

903-657-2555

CYPRESS INCOME FUND LLC
MADISON ROYALTY MANAGEMENT LLC
PO BOX 2329
FRISCO TX 75034-0016



APPRAISAL YEAR 2023
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/27/2023 AT: 9:00 AM
APPRAISAL DISTRICT OFFICE
210 CLARK STREET
QUITMAN, TEXAS 75783
903-657-2555 EXT 12 MINERALS
EXT 25 OWNERSHIP
EXT. 27 BPP, EXT 11 UTILITIES
Protest Deadline: 6-09-2023
ARB Hearing: 6-27-2023
Owner: 716339 1186

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 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY HAWKINS ISD WASTE DISPOSAL | 60 60 60 | 70 70 70 | Lease: 3100 Type: REAL Owner #: 716339 Legal: CROW WATERFLOOD UNIT #2 CULVER & CAIN PROD AB 346 JOSEPH KNIGHT SURVEY RRC# 5890(FKA J H ALLEN #2) .000056 Royalty Interest Category: G1 Railroad #: 5890 |
| HB1984: The Appraised value of \$70 in 2023 as compared to \$50 in 2018 is a 40.00% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY HAWKINS ISD WASTE DISPOSAL | 60 60 60 | 0 0 0 | 70 70 70 |

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.
Sincerely,

TRACY NICHOLS
Chief Appraiser

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY HAWKINS ISD WASTE DISPOSAL | 90 90 90 | 100 100 100 | Lease: 3100 Type: REAL Owner #: 716339 Legal: CROW WATERFLOOD UNIT #2 CULVER & CAIN PROD AB 346 JOSEPH KNIGHT SURVEY RRC# 5890(FKA J H ALLEN #2) .000084 Override Royalty Category: G1 Railroad #: 5890 HB1984: The Appraised value of \$100 in 2023 as compared to \$80 in 2018 is a 25.00% increase. |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY HAWKINS ISD WASTE DISPOSAL | 90 90 90 | 0 0 0 | 100 100 100 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY WINNSBORO ISD WASTE DISPOSAL | G | 10 10 10 | Lease: 22630 Type: REAL Owner #: 716339 Legal: COKE SC UNIT TR 03 GTG OPERATING LLC AB 534 B SMITH SURVEY (DELTA-H D YATES) .0127201 .000566 Royalty Interest Category: G1 Railroad #: 5678 Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY WINNSBORO ISD WASTE DISPOSAL | 0 0 0 | 0 10 0 | 10 0 10 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY HAWKINS ISD WASTE DISPOSAL | 20 20 20 | 20 20 20 | Lease: 122000 Type: REAL Owner #: 716339 Legal: PRUITT VIVIAN BUFFCO PROD INC AB 290 ETAL J HAMBY ETAL SUR WELL #1 RRC# 5956 .000096 Royalty Interest Category: G1 Railroad #: 5956 HB1984: The Appraised value of \$20 in 2023 as compared to \$10 in 2018 is a 100.00% increase. |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY HAWKINS ISD WASTE DISPOSAL | 20 20 20 | 0 0 0 | 20 20 20 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|-------------------------|-------------------------|--|
| COUNTY MINEOLA ISD WASTE DISPOSAL | 4,650 4,650 4,650 | 6,550 6,550 6,550 | Lease: 123400 Type: REAL Owner #: 716339 Legal: TAYLOR HEIRS CV (02) BLACKWELL EXP & DEV AB 575 W TOLLETT SURVEY WELL #1 & #4 RRC# 11537 .000381 Override Royalty Category: G1 Railroad #: 288293 No 2018 Hist |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY MINEOLA ISD WASTE DISPOSAL | 4,650 4,650 4,650 | 0 0 0 | 6,550 6,550 6,550 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|---|
| COUNTY HAWKINS ISD WASTE DISPOSAL | 160 160 160 | 100 100 100 | Lease: 500076 Type: REAL Owner #: 716339 Legal: ADAMS-MATHEWS AMPLIFY ENERGY CORP AB 271 SAM HOUSTON SURVEY WELL #1 RRC #12528 .000050 Royalty Interest Category: G1 Railroad #: 12528 HB1984: The Appraised value of \$100 in 2023 as compared to \$110 in 2018 is a 9.09% decrease. |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY HAWKINS ISD WASTE DISPOSAL | 160 160 160 | 0 0 0 | 100 100 100 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|-------------------------|-------------------------|--|
| COUNTY MINEOLA ISD WASTE DISPOSAL | 1,840 1,840 1,840 | 2,210 2,210 2,210 | Lease: 500087 Type: REAL Owner #: 716339 Legal: SCHNEIDER (BUDA) UNIT BLACKWELL EXP & DEV AB 352 K KEATON SUR ETAL AB 575 W TOLLETT SURVEY .000242 Override Royalty Category: G1 Railroad #: 12735 HB1984: The Appraised value of \$2,210 in 2023 as compared to \$1,480 in 2018 is a 49.32% increase. |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY MINEOLA ISD WASTE DISPOSAL | 1,840 1,840 1,840 | 0 0 0 | 2,210 2,210 2,210 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------------------|---------------------------------|--|
| COUNTY QUITMAN ISD MINEOLA ISD HOSPITAL WASTE DISPOSAL | 680 170 510 170 680 | 650 160 490 160 650 | Lease: 500088 Type: REAL Owner #: 716339 Legal: NEUHOFF (BUDA-WOODBINE) UNIT BLACKWELL EXP & DEV AB 575 WESELY TOLLETT SURVEY RRC# 12179 .000032 Royalty Interest Category: G1 Railroad #: 12179 HB1984: The Appraised value of \$650 in 2023 as compared to \$410 in 2018 is a 58.54% increase. |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY QUITMAN ISD MINEOLA ISD HOSPITAL WASTE DISPOSAL | 680 170 510 170 680 | 0 0 0 0 0 | 650 160 490 160 650 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY | 2,660 | 2,510 | Lease: 500088 Type: REAL Owner #: 716339 |
| QUITMAN ISD | 660 | 630 | Legal: NEUHOFF (BUDA-WOODBINE) UNIT |
| MINEOLA ISD | 1,990 | 1,890 | BLACKWELL EXP & DEV |
| HOSPITAL | 660 | 630 | AB 575 WESELY TOLLETT SURVEY |
| WASTE DISPOSAL | 2,660 | 2,510 | RRC# 12179 |
| | | | .000124 Override Royalty |
| | | | Category: G1 |
| | | | Railroad #: 12179 |
| HB1984: The Appraised value of \$2,510 in 2023 as compared to \$1,590 in 2018 is a 57.86% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 2,660 | 0 | 2,510 |
| QUITMAN ISD | 660 | 0 | 630 |
| MINEOLA ISD | 1,990 | 0 | 1,890 |
| HOSPITAL | 660 | 0 | 630 |
| WASTE DISPOSAL | 2,660 | 0 | 2,510 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|--|
| COUNTY | 90 | 70 | Lease: 500369 Type: REAL Owner #: 716339 |
| HAWKINS ISD | 90 | 70 | Legal: RICHARD MATTHEWS ET AL (01) |
| WASTE DISPOSAL | 90 | 70 | MAXIMUS OPERATING |
| | | | AB 271 S HOUSTON SURVEY |
| | | | RRC #15111 WELL #1 |
| | | | .000072 Override Royalty |
| | | | Category: G1 |
| | | | Railroad #: 15111 |
| HB1984: The Appraised value of \$70 in 2023 as compared to \$160 in 2018 is a 56.25% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 90 | 0 | 70 |
| HAWKINS ISD | 90 | 0 | 70 |
| WASTE DISPOSAL | 90 | 0 | 70 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY | 1,400 | 280 | Lease: 500384 Type: REAL Owner #: 716339 |
| HAWKINS ISD | 1,400 | 280 | Legal: RICHARD MATTHEWS ET AL (02) |
| WASTE DISPOSAL | 1,400 | 280 | MAXIMUS OPERATING |
| | | | AB-271 S HOUSTON SURVEY |
| | | | RRC #15141 WELL #2 |
| | | | .000072 Override Royalty |
| | | | Category: G1 |
| | | | Railroad #: 15141 |
| HB1984: The Appraised value of \$280 in 2023 as compared to \$1,330 in 2018 is a 78.95% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 1,400 | 0 | 280 |
| HAWKINS ISD | 1,400 | 0 | 280 |
| WASTE DISPOSAL | 1,400 | 0 | 280 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY | 4,690 | 5,240 | Lease: 500428 Type: REAL Owner #: 716339 |
| MINEOLA ISD | 4,690 | 5,240 | Legal: TAYLOR HEIRS |
| WASTE DISPOSAL | 4,690 | 5,240 | BLACKWELL EXP |
| | | | AB 575 TOLLET W |
| | | | RRC 278231 WELL 1 |
| | | | .000381 Royalty Interest |
| | | | Category: G1 |
| | | | Railroad #: 278231 |
| HB1984: The Appraised value of \$5,240 in 2023 as compared to \$460 in 2018 is a 1039.13% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 4,690 | 0 | 5,240 |
| MINEOLA ISD | 4,690 | 0 | 5,240 |
| WASTE DISPOSAL | 4,690 | 0 | 5,240 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION | | |
|---|---------------------|-------------------------|---|--|--|
| COUNTY MINEOLA ISD WASTE DISPOSAL No 2018 Hist | 870 870 870 | 1,050 1,050 1,050 | Lease: 500473 Type: REAL Owner #: 716339 Legal: BUDDY BLACKWELL EXP & DEV AB 575 W TOLLET SURVEY WELL 1 RRC 844322 PERMIT .000077 Royalty Interest Category: G1 Railroad #: 287117 | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | | |
| COUNTY MINEOLA ISD WASTE DISPOSAL | 870 870 870 | 0 0 0 | 1,050 1,050 1,050 | | |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION | | |
|---|-------------------------|-------------------------|---|--|--|
| COUNTY MINEOLA ISD WASTE DISPOSAL No 2018 Hist | 1,430 1,430 1,430 | 1,730 1,730 1,730 | Lease: 500473 Type: REAL Owner #: 716339 Legal: BUDDY BLACKWELL EXP & DEV AB 575 W TOLLET SURVEY WELL 1 RRC 844322 PERMIT .000127 Override Royalty Category: G1 Railroad #: 287117 | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | | |
| COUNTY MINEOLA ISD WASTE DISPOSAL | 1,430 1,430 1,430 | 0 0 0 | 1,730 1,730 1,730 | | |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION | | |
|---|---------------------|-------------------------|---|--|--|
| COUNTY MINEOLA ISD WASTE DISPOSAL No 2018 Hist | | 1,220 1,220 1,220 | Lease: 500489 Type: REAL Owner #: 716339 Legal: TAYLOR HEIRS TPCV #3 BLACKWELL EXP & DEV AB 585 W TOLLET SURVEY WELL #3 RRC #292199 .000381 Override Royalty Category: G1 Railroad #: 292199 | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) | | |
| COUNTY MINEOLA ISD WASTE DISPOSAL | 0 0 0 | 0 0 0 | 1,220 1,220 1,220 | | |

| Total of all Above Parcels | | | | | |
|----------------------------|-----------------------------|-----------------------------|--------------------------|--|--|
| Taxing Units | Owner's Last Year's Taxable | Owner's Proposed Exemptions | Owner's Proposed Taxable | | |
| COUNTY | 18,640 | 0 | 21,810 | | |
| HAWKINS ISD | 1,820 | 0 | 640 | | |
| WASTE DISPOSAL | 18,640 | 0 | 21,810 | | |
| WINNSBORO ISD | 0 | 10 | 0 | | |
| MINEOLA ISD | 15,980 | 0 | 20,380 | | |
| QUITMAN ISD | 830 | 0 | 790 | | |
| HOSPITAL | 830 | 0 | 790 | | |

