

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

MCBEE GREGORY S & ANGELA  
1549 WILDWOOD LN  
MADISONVILLE TX 77864



APPRAISAL YEAR 2024	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON 6/20/2024	AT: 9:00 AM
808 STATE STREET	
MADISONVILLE TX 77864	
903-657-2555 EXT 37 OWNERSHIP	
903-657-2555 EXT 12 MINERALS	
903-657-2555 EXT 28 PERS PROP	
903-657-2555 EXT 28 UTILITIES	
Protest Deadline:	5-31-2024
ARB Hearing:	6-20-2024
Owner:	17583 1946
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 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,110 5,110	3,910 3,910	Lease: 25382 Type: REAL Owner #: 17583 Legal: CATTLEMAN (1H)(2H) WILDFIRE ENERGY AB-56 J R BURTS SURVEY  .004555 Royalty Interest Category: G1 Railroad #: 25382
HB1984: The Appraised value of \$3,910 in 2024 as compared to \$15,070 in 2019 is a 74.05% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,110 5,110	0 0	3,910 3,910

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 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	420 420	330 330	Lease: 25571 Type: REAL Owner #: 17583 Legal: REYNOLDS (1H) WILDFIRE ENERGY AB 209 F SHRACK SURVEY  .006646 Royalty Interest Category: G1 Railroad #: 25571  HB1984: The Appraised value of \$330 in 2024 as compared to \$5,010 in 2019 is a 93.41% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	420 420	0 0	330 330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	590 590	330 330	Lease: 420002 Type: REAL Owner #: 17583 Legal: REYNOLDS (2H) (3H) WILDFIRE ENERGY AB-209 F SHRACK SURVEY  .006646 Royalty Interest Category: G1 Railroad #: 25571  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	590 590	0 0	330 330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,660 3,660	1,980 1,980	Lease: 770946 Type: REAL Owner #: 17583 Legal: GRANT (01) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1 RRC# 27012  .006126 Royalty Interest Category: G1 Railroad #: 27012  HB1984: The Appraised value of \$1,980 in 2024 as compared to \$9,780 in 2019 is a 79.75% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,660 3,660	0 0	1,980 1,980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	130 130	20 20	Lease: 772542 Type: REAL Owner #: 17583 Legal: WAYLON (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26942  .000324 Royalty Interest Category: G1 Railroad #: 26942  HB1984: The Appraised value of \$20 in 2024 as compared to \$300 in 2019 is a 93.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	130 130	0 0	20 20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	1,860	3,230	Lease: 787550	Type: REAL	Owner #: 17583
NORTH ZULCH ISD	C	1,860	3,230	Legal: LEE (1H)		
				WILDFIRE ENERGY		
				AB 25 J PAYNE SURVEY		
				WELL #1H RRC# 27231		
				.006278 Royalty Interest		
				Category: G1		
				Railroad #: 27231		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,230 in 2024 as compared to \$2,650 in 2019 is a 21.89% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,860	998	2,232			
NORTH ZULCH ISD	1,860	998	2,232			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		290	160	Lease: 790229	Type: REAL	Owner #: 17583
NORTH ZULCH ISD		290	160	Legal: WHITMAN (1H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #1H RRC# 27031		
				.004260 Royalty Interest		
				Category: G1		
				Railroad #: 27031		
HB1984: The Appraised value of \$160 in 2024 as compared to \$330 in 2019 is a 51.52% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	290	0	160			
NORTH ZULCH ISD	290	0	160			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		350	260	Lease: 790236	Type: REAL	Owner #: 17583
NORTH ZULCH ISD		350	260	Legal: CATTLEMAN (ALLOC) (5H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #5H RRC# 27040		
				.003348 Royalty Interest		
				Category: G1		
				Railroad #: 27040		
HB1984: The Appraised value of \$260 in 2024 as compared to \$210 in 2019 is a 23.81% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	350	0	260			
NORTH ZULCH ISD	350	0	260			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		310	70	Lease: 797229	Type: REAL	Owner #: 17583
NORTH ZULCH ISD		310	70	Legal: PAVELOCK (ALLOC) (4H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #4H RRC# 27035		
				.001366 Royalty Interest		
				Category: G1		
				Railroad #: 27035		
HB1984: The Appraised value of \$70 in 2024 as compared to \$1,090 in 2019 is a 93.58% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	310	0	70			
NORTH ZULCH ISD	310	0	70			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	4,890 4,890	4,310 4,310	Lease: 838915 Type: REAL Owner #: 17583 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27598  .002333 Royalty Interest Category: G1 Railroad #: 27598  HB1984: The Appraised value of \$4,310 in 2024 as compared to \$23,870 in 2019 is a 81.94% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	4,890 4,890	0 0	4,310 4,310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	8,140 8,140	5,720 5,720	Lease: 1125382 Type: REAL Owner #: 17583 Legal: CATTLEMAN (3H)(4H) WILDFIRE AB-56 J R BURTS SURVEY  .004555 Royalty Interest Category: G1 Railroad #: 25382  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	8,140 8,140	0 0	5,720 5,720

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	25,750	998	19,322		
NORTH ZULCH ISD	25,750	998	19,322		