

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

WILSON BARBARA HIBBETTS  
14924 HIGHWAY 21 W  
NORTH ZULCH TX 77872-7138



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:	22721 3367
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	94,130 94,130	63,110 63,110	Lease: 25561 Type: REAL Owner #: 22721 Legal: HIBBETTS (1H) WILDFIRE ENERGY AB-288 C NASH SURVEY RRC #25561 WELL #1H  .062674 Royalty Interest Category: G1 Railroad #: 25561
HB1984: The Appraised value of \$63,110 in 2024 as compared to \$85,340 in 2019 is a 26.05% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	94,130 94,130	0 0	63,110 63,110

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		50	10	Lease: 110367	Type: REAL Owner #: 22721
MADISNVILLE Cisd	G	50	10	Legal: BROWN MILDRED (01)	WILDFIRE ENERGY
				AB-3 DELORES ARRIOLA SURVEY	
				.000281 Royalty Interest	
				Category: G1	
				Railroad #: 110367	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$10 in 2024 as compared to \$40 in 2019 is a 75.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	50	0	10		
MADISNVILLE Cisd	0	10	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY		70	10	Lease: 242500	Type: REAL Owner #: 22721
MADISNVILLE Cisd	G	70	10	Legal: BROWN MILDRED (03)	WILDFIRE ENERGY
				AB-3 DELORES ARRIOLA SURVEY	
				.000282 Royalty Interest	
				Category: G1	
				Railroad #: 242500	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$10 in 2024 as compared to \$30 in 2019 is a 66.67% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	70	0	10		
MADISNVILLE Cisd	0	10	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY		18,990	22,630	Lease: 769787	Type: REAL Owner #: 22721
NORTH ZULCH ISD		18,990	22,630	Legal: HIBBETTS (4H)	WILDFIRE ENERGY
				AB 36 E H ALLEN SURVEY	
				WELL #4H RRC# 27008	
				.014535 Royalty Interest	
				Category: G1	
				Railroad #: 27008	
HB1984: The Appraised value of \$22,630 in 2024 as compared to \$8,100 in 2019 is a 179.38% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	18,990	0	22,630		
NORTH ZULCH ISD	18,990	0	22,630		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY		1,040	1,030	Lease: 797933	Type: REAL Owner #: 22721
NORTH ZULCH ISD		1,040	1,030	Legal: BENELLI (ALLOC) (2H)	WILDFIRE ENERGY
				AB 109 J M HARBOUR SURVEY	
				WELL #2H RRC# 27103	
				.000990 Royalty Interest	
				Category: G1	
				Railroad #: 27103	
HB1984: The Appraised value of \$1,030 in 2024 as compared to \$1,370 in 2019 is a 24.82% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	1,040	0	1,030		
NORTH ZULCH ISD	1,040	0	1,030		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	160,730 160,730	97,090 97,090	Lease: 798329 Type: REAL Owner #: 22721 Legal: HIBBETTS (ALLOC) (3H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #3H RRC# 27041  .058793 Royalty Interest Category: G1 Railroad #: 27041  HB1984: The Appraised value of \$97,090 in 2024 as compared to \$189,630 in 2019 is a 48.80% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	160,730 160,730	0 0	97,090 97,090

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY NORTH ZULCH ISD MADISNVILLE CISD	275,010 274,890 0	0 0 20	183,880 183,860 0		

