

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

ANDREWS BETTY BELL  
4124 FM 39 RD S  
NORTH ZULCH TX 77872-6758



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:	34193 64
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 MADISNVLE Cisd	7,790 7,790	9,080 9,080	Lease: 10535 Type: REAL Owner #: 34193 Legal: OSR-HALLIDAY UNIT WOODBINE PROD LEON COUNTY-41% AB-29 F DEL VALLE ETAL SURVEY  .000708 Royalty Interest Category: G1 Railroad #: 10535
HB1984: The Appraised value of \$9,080 in 2024 as compared to \$10,840 in 2019 is a 16.24% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLE Cisd	7,790 7,790	0 0	9,080 9,080

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	1,500 1,500	1,030 1,030	Lease: 25636 Type: REAL Owner #: 34193 Legal: ADAMS (1H) WILDFIRE ENERGY AB-15 FULLENWIDER P H SURV RRC #25636 WELL #1H  .003176 Royalty Interest Category: G1 Railroad #: 25636  HB1984: The Appraised value of \$1,030 in 2024 as compared to \$1,690 in 2019 is a 39.05% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,500 1,500	0 0	1,030 1,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,500 6,500	2,130 2,130	Lease: 25944 Type: REAL Owner #: 34193 Legal: HOPPER (1H) WILDFIRE ENERGY AB-15 PETER FULLENWINDER SURV RRC #25944  .016784 Royalty Interest Category: G1 Railroad #: 25944  HB1984: The Appraised value of \$2,130 in 2024 as compared to \$4,940 in 2019 is a 56.88% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,500 6,500	0 0	2,130 2,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,170 2,170	710 710	Lease: 25944 Type: REAL Owner #: 34193 Legal: HOPPER (1H) WILDFIRE ENERGY AB-15 PETER FULLENWINDER SURV RRC #25944  .005595 Override Royalty Category: G1 Railroad #: 25944  HB1984: The Appraised value of \$710 in 2024 as compared to \$1,650 in 2019 is a 56.97% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,170 2,170	0 0	710 710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	21,760 21,760	17,650 17,650	Lease: 26724 Type: REAL Owner #: 34193 Legal: MARLIN (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #2H RRC# 26724  .018612 Royalty Interest Category: G1 Railroad #: 26724  HB1984: The Appraised value of \$17,650 in 2024 as compared to \$45,590 in 2019 is a 61.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	21,760 21,760	0 0	17,650 17,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,810 6,810	5,530 5,530	Lease: 26724 Type: REAL Owner #: 34193 Legal: MARLIN (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #2H RRC# 26724  .005828 Override Royalty Category: G1 Railroad #: 26724  HB1984: The Appraised value of \$5,530 in 2024 as compared to \$14,280 in 2019 is a 61.27% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,810 6,810	0 0	5,530 5,530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	24,070 24,070	20,490 20,490	Lease: 27597 Type: REAL Owner #: 34193 Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL #1H RRC #27597  .005948 Royalty Interest Category: G1 Railroad #: 27597  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	24,070 24,070	0 0	20,490 20,490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,380 5,380	4,580 4,580	Lease: 27597 Type: REAL Owner #: 34193 Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL #1H RRC #27597  .001330 Override Royalty Category: G1 Railroad #: 27597  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,380 5,380	0 0	4,580 4,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	220 220	30 30	Lease: 93993 Type: REAL Owner #: 34193 Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB-15 PETER FULLENWIDER SURV RRC #93993 WELL #1  .002051 Royalty Interest Category: G1 Railroad #: 93993  HB1984: The Appraised value of \$30 in 2024 as compared to \$70 in 2019 is a 57.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	220 220	0 0	30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,380 1,380	990 990	Lease: 105356 Type: REAL Owner #: 34193 Legal: ANDREWS J M (01) WILDFIRE ENERGY AB-15 PETER FULLENSIDER SURV RRC #105356 WELL #1  .016102 Royalty Interest Category: G1 Railroad #: 105356 HB1984: The Appraised value of \$990 in 2024 as compared to \$2,000 in 2019 is a 50.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,380 1,380	0 0	990 990

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	410 410	290 290	Lease: 105356 Type: REAL Owner #: 34193 Legal: ANDREWS J M (01) WILDFIRE ENERGY AB-15 PETER FULLENSIDER SURV RRC #105356 WELL #1  .004771 Override Royalty Category: G1 Railroad #: 105356 HB1984: The Appraised value of \$290 in 2024 as compared to \$590 in 2019 is a 50.85% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	410 410	0 0	290 290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	540 540	120 120	Lease: 426721 Type: REAL Owner #: 34193 Legal: KANKEY (3H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #1H RRC# 26721  .000848 Royalty Interest Category: G1 Railroad #: 26721 HB1984: The Appraised value of \$120 in 2024 as compared to \$210 in 2019 is a 42.86% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	540 540	0 0	120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	600 600	120 120	Lease: 772417 Type: REAL Owner #: 34193 Legal: KANKEY (1H) (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER WELL #1H RRC# 26721  .000848 Royalty Interest Category: G1 Railroad #: 26721 HB1984: The Appraised value of \$120 in 2024 as compared to \$500 in 2019 is a 76.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	600 600	0 0	120 120

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	79,130	0	62,750		
MADISNVILLE Cisd	7,790	0	9,080		
NORTH ZULCH ISD	71,340	0	53,670		