

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

BEVERLY KENNETH & SHARON  
29706 ORCHARD GROVE DR  
TOMBALL TX 77377-3965



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:	42136 225
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	60 60	50 50	Lease: 25571 Type: REAL Owner #: 42136 Legal: REYNOLDS (1H) WILDFIRE ENERGY AB 209 F SHRACK SURVEY  .000958 Royalty Interest Category: G1 Railroad #: 25571
HB1984: The Appraised value of \$50 in 2024 as compared to \$720 in 2019 is a 93.06% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	60 60	0 0	50 50

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  No 2019 Hist	1,150 1,150	1,140 1,140	Lease: 25687 Type: REAL Owner #: 42136 Legal: BARRETT (1H) VESS OIL CORP AB-109 J M HARBOUR SURVEY RRC #25687 WELL #1H  .000547 Royalty Interest Category: G1 Railroad #: 25687		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	1,150 1,150	0 0	1,140 1,140		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD  No 2019 Hist	5,710 5,710	4,860 4,860	Lease: 27597 Type: REAL Owner #: 42136 Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL #1H RRC #27597  .001410 Royalty Interest Category: G1 Railroad #: 27597		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	5,710 5,710	0 0	4,860 4,860		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD  HB1984: The Appraised value of \$50 in 2024 as compared to \$110 in 2019 is a 54.55% decrease.	360 360	50 50	Lease: 93993 Type: REAL Owner #: 42136 Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB-15 PETER FULLENWIDER SURV RRC #93993 WELL #1  .003320 Royalty Interest Category: G1 Railroad #: 93993		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	360 360	0 0	50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD  HB1984: The Appraised value of \$40 in 2024 as compared to \$10 in 2019 is a 300.00% increase.	110 110	40 40	Lease: 101683 Type: REAL Owner #: 42136 Legal: WIESE G/U (01) FAULCONER ENERGY AB-43 CHAMPION BLYTHE SURV RRC #101683 WELL #1  .000305 Royalty Interest Category: G1 Railroad #: 101683		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	110 110	0 0	40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD    No 2019 Hist	90 90	50 50	Lease: 420002 Type: REAL Owner #: 42136 Legal: REYNOLDS (2H)(3H) WILDFIRE ENERGY AB-209 F SHRACK SURVEY  .000958 Royalty Interest Category: G1 Railroad #: 25571		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	90 90	0 0	50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD    HB1984: The Appraised value of \$910 in 2024 as compared to \$1,680 in 2019 is a 45.83% decrease.	4,280 4,280	910 910	Lease: 426721 Type: REAL Owner #: 42136 Legal: KANKEY (3H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #1H RRC# 26721  .006688 Royalty Interest Category: G1 Railroad #: 26721		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	4,280 4,280	0 0	910 910		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD    HB1984: The Appraised value of \$230 in 2024 as compared to \$1,150 in 2019 is a 80.00% decrease.	430 430	230 230	Lease: 770946 Type: REAL Owner #: 42136 Legal: GRANT (01) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1 RRC# 27012  .000719 Royalty Interest Category: G1 Railroad #: 27012		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	430 430	0 0	230 230		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD    HB1984: The Appraised value of \$910 in 2024 as compared to \$3,910 in 2019 is a 76.73% decrease.	4,710 4,710	910 910	Lease: 772417 Type: REAL Owner #: 42136 Legal: KANKEY (1H) (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER WELL #1H RRC# 26721  .006688 Royalty Interest Category: G1 Railroad #: 26721		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	4,710 4,710	0 0	910 910		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	230	410	Lease: 787550	Type: REAL	Owner #: 42136
NORTH ZULCH ISD	C	230	410	Legal: LEE (1H)		
				WILDFIRE ENERGY		
				AB 25 J PAYNE SURVEY		
				WELL #1H RRC# 27231		
				.000789 Royalty Interest		
				Category: G1		
				Railroad #: 27231		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$410 in 2024 as compared to \$330 in 2019 is a 24.24% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	230	134	276			
NORTH ZULCH ISD	230	134	276			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		1,550	860	Lease: 790229	Type: REAL	Owner #: 42136
NORTH ZULCH ISD		1,550	860	Legal: WHITMAN (1H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #1H RRC# 27031		
				.022905 Royalty Interest		
				Category: G1		
				Railroad #: 27031		
HB1984: The Appraised value of \$860 in 2024 as compared to \$1,780 in 2019 is a 51.69% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,550	0	860			
NORTH ZULCH ISD	1,550	0	860			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		1,710	1,270	Lease: 790236	Type: REAL	Owner #: 42136
NORTH ZULCH ISD		1,710	1,270	Legal: CATTLEMAN (ALLOC) (5H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #5H RRC# 27040		
				.016448 Royalty Interest		
				Category: G1		
				Railroad #: 27040		
HB1984: The Appraised value of \$1,270 in 2024 as compared to \$1,020 in 2019 is a 24.51% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,710	0	1,270			
NORTH ZULCH ISD	1,710	0	1,270			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		22,690	20,020	Lease: 838915	Type: REAL	Owner #: 42136
NORTH ZULCH ISD		22,690	20,020	Legal: CAMP DEBORAH (1H)		
				WILDFIRE ENERGY		
				AB 160 J MCGUIRE SURVEY		
				WELL #1H RRC# 27598		
				.010834 Royalty Interest		
				Category: G1		
				Railroad #: 27598		
HB1984: The Appraised value of \$20,020 in 2024 as compared to \$110,830 in 2019 is a 81.94% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	22,690	0	20,020			
NORTH ZULCH ISD	22,690	0	20,020			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	43,080	134	30,666		
NORTH ZULCH ISD	43,080	134	30,666		