

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

NOWOTNY PARTNERS LP  
MORRIS A BOSAK-CPA  
100 KATHLEEN  
LA GRANGE TX 78945



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: 49285 2235  
  
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	2,160 2,160	2,420 2,420	Lease: 11636 Type: REAL Owner #: 49285 Legal: GIBBS BROTHERS (2H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY RRC #11636  .007991 Override Royalty Category: G1 Railroad #: 11636  HB1984: The Appraised value of \$2,420 in 2024 as compared to \$7,500 in 2019 is a 67.73% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,160 2,160	0 0	2,420 2,420

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	260 260	190 190	Lease: 15686 Type: REAL Owner #: 49285 Legal: JUDI UNIT (01) GEOSOUTHERN ENERGY AB-97 THOMAS FITZGERALD SURV RRC #15686  .020833 Override Royalty Category: G1 Railroad #: 15686  HB1984: The Appraised value of \$190 in 2024 as compared to \$350 in 2019 is a 45.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	260 260	0 0	190 190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	9,870 9,870	4,980 4,980	Lease: 16714 Type: REAL Owner #: 49285 Legal: GOLDSMITH-BENGE A Y (02) GOLDSMITH OPERATING AB-91 R H DUNHAM SURVEY RRC #16714  .020833 Override Royalty Category: G1 Railroad #: 16714  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	9,870 9,870	0 0	4,980 4,980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	25,230 25,230	24,710 24,710	Lease: 25266 Type: REAL Owner #: 49285 Legal: BENGE UNIT (1H) CML EXPLORATION LLC  .020833 Override Royalty Category: G1 Railroad #: 25266  HB1984: The Appraised value of \$24,710 in 2024 as compared to \$25,230 in 2019 is a 2.06% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	25,230 25,230	0 0	24,710 24,710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	620 620	600 600	Lease: 25508 Type: REAL Owner #: 49285 Legal: WILSON UNIT -A- (2H) WILDFIRE ENERGY BRYAN ISD-50% AB-103 J K DAVIS SURVEY  .020442 Override Royalty Category: G1 Railroad #: 25508  HB1984: The Appraised value of \$600 in 2024 as compared to \$3,380 in 2019 is a 82.25% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	620 620	0 0	600 600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,210 2,210	780 780	Lease: 25964 Type: REAL Owner #: 49285 Legal: DUNMAN-WILSON (1H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY  .020597 Override Royalty Category: G1 Railroad #: 25964 HB1984: The Appraised value of \$780 in 2024 as compared to \$1,730 in 2019 is a 54.91% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,210 2,210	0 0	780 780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	18,260 18,260	11,100 11,100	Lease: 25966 Type: REAL Owner #: 49285 Legal: WILSON J D (5H) WILDFIRE ENERGY AB-93 E EDWARDS SURVEY  .020539 Override Royalty Category: G1 Railroad #: 25966 HB1984: The Appraised value of \$11,100 in 2024 as compared to \$25,330 in 2019 is a 56.18% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	18,260 18,260	0 0	11,100 11,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	58,910 58,910	34,870 34,870	Lease: 26026 Type: REAL Owner #: 49285 Legal: THOMASON -A- (1H)(2H)(3H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY  .020652 Override Royalty Category: G1 Railroad #: 26026 HB1984: The Appraised value of \$34,870 in 2024 as compared to \$116,760 in 2019 is a 70.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	58,910 58,910	0 0	34,870 34,870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	35,620 35,620	17,610 17,610	Lease: 26027 Type: REAL Owner #: 49285 Legal: THOMASON -B- (1H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY  .020833 Override Royalty Category: G1 Railroad #: 26027 HB1984: The Appraised value of \$17,610 in 2024 as compared to \$40,260 in 2019 is a 56.26% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	35,620 35,620	0 0	17,610 17,610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD    No 2019 Hist	70,770 70,770	56,880 56,880	Lease: 27601    Type: REAL    Owner #: 49285 Legal: MARCUS J FLEMING (ALLOC) #2H WILDFIRE ENERGY AB 176 NUNLEY A SURVEY WELL #2H RRC #27601  .020397 Override Royalty Category: G1 Railroad #: 27601		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	70,770 70,770	0 0	56,880 56,880		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD    HB1984: The Appraised value of \$240 in 2024 as compared to	370 370	240 240	Lease: 772438    Type: REAL    Owner #: 49285 Legal: COUNTY LINE (ALLOCATION) (1H) WILDFIRE ENERGY AB 93 E EDWARDS SURVEY WELL #1H RRC# 27005  .014578 Override Royalty Category: G1 Railroad #: 27005		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	370 370	0 0	240 240		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD    HB1984: The Appraised value of \$10,530 in 2024 as compared to	28,040 28,040	10,530 10,530	Lease: 775399    Type: REAL    Owner #: 49285 Legal: PANTHER (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC# 27007  .020771 Override Royalty Category: G1 Railroad #: 27007		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	28,040 28,040	0 0	10,530 10,530		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD    HB1984: The Appraised value of \$1,310 in 2024 as compared to	10,690 10,690	1,310 1,310	Lease: 776367    Type: REAL    Owner #: 49285 Legal: MOJO (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27009  .020821 Override Royalty Category: G1 Railroad #: 27009		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	10,690 10,690	0 0	1,310 1,310		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	23,710 23,710	5,790 5,790	Lease: 776661 Type: REAL Owner #: 49285 Legal: EASTSIDE (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27015  .020833 Override Royalty Category: G1 Railroad #: 27015  HB1984: The Appraised value of \$5,790 in 2024 as compared to \$35,680 in 2019 is a 83.77% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	23,710 23,710	0 0	5,790 5,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,480 6,480	7,130 7,130	Lease: 782968 Type: REAL Owner #: 49285 Legal: COUNTY LINE (2H) WILDFIRE ENERGY AB 93 E EDWARDS SURVEY WELL #2H RRC# 27028  .020475 Override Royalty Category: G1 Railroad #: 27028  HB1984: The Appraised value of \$7,130 in 2024 as compared to \$16,950 in 2019 is a 57.94% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,480 6,480	0 0	7,130 7,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,850 6,850	4,860 4,860	Lease: 784903 Type: REAL Owner #: 49285 Legal: DALLAS (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 27022  .020475 Override Royalty Category: G1 Railroad #: 27022  HB1984: The Appraised value of \$4,860 in 2024 as compared to \$310 in 2019 is a 1467.74% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,850 6,850	0 0	4,860 4,860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	9,790 9,790	6,720 6,720	Lease: 784905 Type: REAL Owner #: 49285 Legal: WILSON (7H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #7H RRC# 27025  .020473 Override Royalty Category: G1 Railroad #: 27025  HB1984: The Appraised value of \$6,720 in 2024 as compared to \$14,210 in 2019 is a 52.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	9,790 9,790	0 0	6,720 6,720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,720 1,720	510 510	Lease: 785386 Type: REAL Owner #: 49285 Legal: WAYNE (ALLOCATION) (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 27029  .020376 Override Royalty Category: G1 Railroad #: 27029  HB1984: The Appraised value of \$510 in 2024 as compared to \$5,010 in 2019 is a 89.82% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,720 1,720	0 0	510 510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	500 500	200 200	Lease: 785558 Type: REAL Owner #: 49285 Legal: MERIT (ALLOCATION) (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 27024  .020429 Override Royalty Category: G1 Railroad #: 27024  HB1984: The Appraised value of \$200 in 2024 as compared to \$2,290 in 2019 is a 91.27% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	500 500	0 0	200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,150 6,150	1,790 1,790	Lease: 785646 Type: REAL Owner #: 49285 Legal: CLARK (ALLOCATION) (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 26976  .020616 Override Royalty Category: G1 Railroad #: 26976  HB1984: The Appraised value of \$1,790 in 2024 as compared to \$8,220 in 2019 is a 78.22% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,150 6,150	0 0	1,790 1,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,430 5,430	2,930 2,930	Lease: 785913 Type: REAL Owner #: 49285 Legal: DUNMAN-WILSON (3H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #3H RRC# 27026  .020650 Override Royalty Category: G1 Railroad #: 27026  HB1984: The Appraised value of \$2,930 in 2024 as compared to \$24,290 in 2019 is a 87.94% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,430 5,430	0 0	2,930 2,930

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	7,040 7,040	2,280 2,280	Lease: 785914 Type: REAL Owner #: 49285 Legal: DUNMAN-WILSON (4H) WILDFIRE ENERGY AN 97 THOS FITZGERALD SURVEY WELL #4H RRC# 27082  .020738 Override Royalty Category: G1 Railroad #: 27082  HB1984: The Appraised value of \$2,280 in 2024 as compared to \$15,610 in 2019 is a 85.39% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	7,040 7,040	0 0	2,280 2,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	C 2,490 C 2,490	3,320 3,320	Lease: 835951 Type: REAL Owner #: 49285 Legal: FLEMING J ROB (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27530  .002002 Override Royalty Category: G1 Railroad #: 27530  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,320 in 2024 as compared to \$11,970 in 2019 is a 72.26% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,490 2,490	332 332	2,988 2,988

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	35,350 35,350	32,250 32,250	Lease: 836189 Type: REAL Owner #: 49285 Legal: RAINIER (1H) WILDFIRE ENERGY AB 93 E EDWARDS SURVEY WELL #1H RRC# 27503  .020375 Override Royalty Category: G1 Railroad #: 27503  HB1984: The Appraised value of \$32,250 in 2024 as compared to \$51,460 in 2019 is a 37.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	35,350 35,350	0 0	32,250 32,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	61,580 61,580	52,420 52,420	Lease: 843672 Type: REAL Owner #: 49285 Legal: BRAZOS (ALLOCATION) 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27528  .020785 Override Royalty Category: G1 Railroad #: 27528  HB1984: The Appraised value of \$52,420 in 2024 as compared to \$202,810 in 2019 is a 74.15% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	61,580 61,580	0 0	52,420 52,420

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD		26,350 26,350	25,980 25,980	Lease: 845504    Type: REAL    Owner #: 49285 Legal: MADISON (ALLOCATION) #1H WILDFIRE ENERGY AB 97 FITZGERALD T SURVEY WELL #1H RRC #27625  .006823 Override Royalty Category: G1 Railroad #: 27625		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		26,350	0	25,980		
NORTH ZULCH ISD		26,350	0	25,980		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	456,450	332	312,068		
NORTH ZULCH ISD	456,450	332	312,068		