

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

VAN BODIN MICHAEL  
6131 QUEENSWOOD LN  
HOUSTON TX 77008-6340



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:	49910 3143
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	48,000 48,000	31,560 31,560	Lease: 25584 Type: REAL Owner #: 49910 Legal: OLTMANN (1H) (2H) WILDFIRE ENERGY AB-226 J VAUGHN SURVEY WELLS #1H & 2H RRC# 25584  .024509 Royalty Interest Category: G1 Railroad #: 25584
HB1984: The Appraised value of \$31,560 in 2024 as compared to \$36,050 in 2019 is a 12.45% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	48,000 48,000	0 0	31,560 31,560

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	350 350	230 230	Lease: 25889 Type: REAL Owner #: 49910 Legal: CAMP (1H) WILDFIRE ENERGY AB-160 J MCGUIRE SURVEY RRC #25889  .002608 Royalty Interest Category: G1 Railroad #: 25889		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	350 350	0 0	230 230		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD  HB1984: The Appraised value of \$2,480 in 2024 as compared to \$2,500 in 2019 is a .80% decrease.	6,770 6,770	2,480 2,480	Lease: 727146 Type: REAL Owner #: 49910 Legal: DAINTY WILFRED (ALLOC) (2H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #2H RRC#26936  .012877 Royalty Interest Category: G1 Railroad #: 26936		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	6,770 6,770	0 0	2,480 2,480		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD  HB1984: The Appraised value of \$920 in 2024 as compared to \$1,120 in 2019 is a 17.86% decrease.	1,450 1,450	920 920	Lease: 745536 Type: REAL Owner #: 49910 Legal: RUGER (1H) WILDFIRE ENERGY AB-54 JAMES E BLACK SURVEY WELL #1H RRC# 26214  .002096 Royalty Interest Category: G1 Railroad #: 26214		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	1,450 1,450	0 0	920 920		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD  HB1984: The Appraised value of \$650 in 2024 as compared to \$5,650 in 2019 is a 88.50% decrease.	4,820 4,820	650 650	Lease: 755314 Type: REAL Owner #: 49910 Legal: BERETTA (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 26320  .014193 Royalty Interest Category: G1 Railroad #: 26320		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	4,820 4,820	0 0	650 650		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	410 410	60 60	Lease: 767657 Type: REAL Owner #: 49910 Legal: BTR (ALLOCATION) (1H) WILDFIRE ENERGY AB 54 J E BLACK SURVEY WELL #1H RRC# 27004  .001165 Royalty Interest Category: G1 Railroad #: 27004  HB1984: The Appraised value of \$60 in 2024 as compared to \$420 in 2019 is a 85.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	410 410	0 0	60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	9,670 9,670	8,020 8,020	Lease: 789278 Type: REAL Owner #: 49910 Legal: GREY (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27033  .012396 Royalty Interest Category: G1 Railroad #: 27033  HB1984: The Appraised value of \$8,020 in 2024 as compared to \$11,340 in 2019 is a 29.28% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	9,670 9,670	0 0	8,020 8,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,320 3,320	1,360 1,360	Lease: 789284 Type: REAL Owner #: 49910 Legal: MORRIS (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27034  .012498 Royalty Interest Category: G1 Railroad #: 27034  HB1984: The Appraised value of \$1,360 in 2024 as compared to \$2,950 in 2019 is a 53.90% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,320 3,320	0 0	1,360 1,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	51,440 51,440	3,900 3,900	Lease: 791641 Type: REAL Owner #: 49910 Legal: O'BRIEN (ALLOCATION) (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27093  .016851 Royalty Interest Category: G1 Railroad #: 27093  HB1984: The Appraised value of \$3,900 in 2024 as compared to \$15,540 in 2019 is a 74.90% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	51,440 51,440	0 0	3,900 3,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	32,450 32,450	27,150 27,150	Lease: 837768 Type: REAL Owner #: 49910 Legal: KELLEY NED (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27613  .023160 Royalty Interest Category: G1 Railroad #: 27613  HB1984: The Appraised value of \$27,150 in 2024 as compared to \$53,490 in 2019 is a 49.24% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	32,450 32,450	0 0	27,150 27,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	9,670 9,670	8,530 8,530	Lease: 838915 Type: REAL Owner #: 49910 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27598  .004618 Royalty Interest Category: G1 Railroad #: 27598  HB1984: The Appraised value of \$8,530 in 2024 as compared to \$47,240 in 2019 is a 81.94% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	9,670 9,670	0 0	8,530 8,530

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	168,350	0	84,860		
NORTH ZULCH ISD	168,350	0	84,860		