

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

WATSON DEBORAH L  
9078 ROSE CANYON DR  
CONROE TX 77302-5668



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: 51267 3258  
  
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		10,380 10,380	6,740 6,740	Lease: 24886      Type: REAL      Owner #: 51267 Legal: WATSON -WB- (1H) TRAILBLAZER AB-176 A NUNLEY SURVEY  .101563 Royalty Interest Category: G1 Railroad #: 24886  HB1984: The Appraised value of \$6,740 in 2024 as compared to \$13,880 in 2019 is a 51.44% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	10,380 10,380	0 0	6,740 6,740		

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	115,370 115,370	103,230 103,230	Lease: 25539 Type: REAL Owner #: 51267 Legal: WATSON JOHN (1H) (2H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY WELL #1H & 2H RRC# 25539  .090000 Royalty Interest Category: G1 Railroad #: 25539  HB1984: The Appraised value of \$103,230 in 2024 as compared to \$59,440 in 2019 is a 73.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	115,370 115,370	0 0	103,230 103,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	4,650 4,650	3,150 3,150	Lease: 25879 Type: REAL Owner #: 51267 Legal: WATSON-BUCK (1H) CML EXPLORATION AB-176 A NUNLEY SURVEY  .049997 Royalty Interest Category: G1 Railroad #: 25879  HB1984: The Appraised value of \$3,150 in 2024 as compared to \$9,640 in 2019 is a 67.32% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	4,650 4,650	0 0	3,150 3,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,250 1,250	1,180 1,180	Lease: 25980 Type: REAL Owner #: 51267 Legal: STILLWAGON (1H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY RRC# 25980  .004581 Royalty Interest Category: G1 Railroad #: 25980  HB1984: The Appraised value of \$1,180 in 2024 as compared to \$5,460 in 2019 is a 78.39% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,250 1,250	0 0	1,180 1,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	5,550 5,550	6,790 6,790	Lease: 26161 Type: REAL Owner #: 51267 Legal: GALL (1H) VESS OIL CORP AB 36 E ALLEN SURVEY WELL #1H RRC# 26161  .007755 Royalty Interest Category: G1 Railroad #: 26161  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$6,790 in 2024 as compared to \$8,340 in 2019 is a 18.59% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,550 5,550	130 130	6,660 6,660

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION				
MADISON COUNTY			C	2,720	3,700	Lease: 28003    Type: REAL    Owner #: 51267			
NORMANGEE ISD			G	C	350	480	Legal: LEONA-HOWARD (ALLOCATION) #1H		
NORTH ZULCH ISD				C	2,370	3,230	VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H, RRC #28003		
							.001229 Royalty Interest Category: G1 Railroad #: 28003		
Deductions:			(G)=LESS THAN \$500 MIN INT	(C)=CIRCUIT BREAKER	LIMITATION APPLIED				
No 2019 Hist									
Taxing Units			Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)		
MADISON COUNTY			2,720		436		3,264		
NORMANGEE ISD			0		480		0		
NORTH ZULCH ISD			2,370		386		2,844		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		1,870	1,180	Lease: 110002	Type: REAL	Owner #: 51267
NORTH ZULCH ISD		1,870	1,180	Legal: STILLWAGON (2H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY  .004581 Royalty Interest Category: G1 Railroad #: 25980		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		1,870	0	1,180		
NORTH ZULCH ISD		1,870	0	1,180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		1,040	1,180	Lease: 110003	Type: REAL	Owner #: 51267
NORTH ZULCH ISD		1,040	1,180	Legal: STILLWAGON (3H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY  .004581 Royalty Interest Category: G1 Railroad #: 25980		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		1,040	0	1,180		
NORTH ZULCH ISD		1,040	0	1,180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		1,250	1,180	Lease: 110004	Type: REAL	Owner #: 51267
NORTH ZULCH ISD		1,250	1,180	Legal: STILLWAGON (4H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY  .004581 Royalty Interest Category: G1 Railroad #: 25980		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		1,250	0	1,180		
NORTH ZULCH ISD		1,250	0	1,180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	610	1,600	Lease: 755459    Type: REAL    Owner #: 51267		
NORTH ZULCH ISD	C	610	1,600	Legal: WATSON-HOWARD (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H    RRC# 26366  .009006 Royalty Interest Category:        G1 Railroad #:        26366		
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,600 in 2024 as compared to \$260 in 2019 is a 515.38% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	610	868	732			
NORTH ZULCH ISD	610	868	732			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY		14,780	10,030	Lease: 758115    Type: REAL    Owner #: 51267	
NORTH ZULCH ISD		14,780	10,030	Legal: FLEMING CHERYL L UT(ALLOC)(1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC # 26859  .009658 Royalty Interest Category: G1 Railroad #: 26859	
HB1984: The Appraised value of \$10,030 in 2024 as compared to \$34,520 in 2019 is a 70.94% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	14,780	0	10,030		
NORTH ZULCH ISD	14,780	0	10,030		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		830	180	Lease: 785217    Type: REAL    Owner #:    51267		
NORTH ZULCH ISD		830	180	Legal: RANGER (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H    RRC# 27030  .002208 Royalty Interest Category:        G1 Railroad #:        27030		
HB1984: The Appraised value of \$180 in 2024				as compared to \$560 in 2019 is a 67.86% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	830	0	180			
NORTH ZULCH ISD	830	0	180			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		7,930	4,930	Lease: 789852	Type: REAL	Owner #: 51267
NORTH ZULCH ISD		7,930	4,930	Legal: WALKER (ALLOCATION) (1H)	WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26953  .032640 Royalty Interest Category: G1 Railroad #: 26953	
HB1984: The Appraised value of \$4,930 in 2024 as compared to \$17,510 in 2019 is a 71.84% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	7,930	0	4,930			
NORTH ZULCH ISD	7,930	0	4,930			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,700 2,700	1,290 1,290	Lease: 790931 Type: REAL Owner #: 51267 Legal: ELLA (ALLOCATION) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27112  .016957 Royalty Interest Category: G1 Railroad #: 27112  HB1984: The Appraised value of \$1,290 in 2024 as compared to \$1,810 in 2019 is a 28.73% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,700 2,700	0 0	1,290 1,290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	23,120 23,120	19,680 19,680	Lease: 796411 Type: REAL Owner #: 51267 Legal: MONTANA (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 4223  .013952 Royalty Interest Category: G1 Railroad #: 4223  HB1984: The Appraised value of \$19,680 in 2024 as compared to \$6,910 in 2019 is a 184.80% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	23,120 23,120	0 0	19,680 19,680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	32,590 32,590	26,660 26,660	Lease: 799588 Type: REAL Owner #: 51267 Legal: CAROLINA (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27316  .020964 Royalty Interest Category: G1 Railroad #: 27316  HB1984: The Appraised value of \$26,660 in 2024 as compared to \$28,970 in 2019 is a 7.97% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	32,590 32,590	0 0	26,660 26,660

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	226,640	1,434	191,266		
NORTH ZULCH ISD	226,290	1,384	190,846		
NORMANGEE ISD	0	480	0		

