

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

DUNMAN NELDA LIFE ESTATE
4500 CARTER CREEK PKWY/STE 201
BRYAN TX 77802



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:	57271 857
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	90 90	70 70	Lease: 15686 Type: REAL Owner #: 57271 Legal: JUDI UNIT (01) GEOSOUTHERN ENERGY AB-97 THOMAS FITZGERALD SURV RRC #15686 .007031 Royalty Interest Category: G1 Railroad #: 15686		
HB1984: The Appraised value of \$70 in 2024 as compared to \$120 in 2019 is a 41.67% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	90	0	70		
NORTH ZULCH ISD	90	0	70		

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	510 510	180 180	Lease: 25964 Type: REAL Owner #: 57271 Legal: DUNMAN-WILSON (1H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY .004715 Royalty Interest Category: G1 Railroad #: 25964 HB1984: The Appraised value of \$180 in 2024 as compared to \$400 in 2019 is a 55.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	510 510	0 0	180 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	24,250 24,250	14,350 14,350	Lease: 26026 Type: REAL Owner #: 57271 Legal: THOMASON -A- (1H)(2H)(3H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY .008500 Royalty Interest Category: G1 Railroad #: 26026 HB1984: The Appraised value of \$14,350 in 2024 as compared to \$48,060 in 2019 is a 70.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	24,250 24,250	0 0	14,350 14,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	16,710 16,710	8,260 8,260	Lease: 26027 Type: REAL Owner #: 57271 Legal: THOMASON -B- (1H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY .009773 Royalty Interest Category: G1 Railroad #: 26027 HB1984: The Appraised value of \$8,260 in 2024 as compared to \$18,890 in 2019 is a 56.27% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	16,710 16,710	0 0	8,260 8,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	26,820 26,820	21,550 21,550	Lease: 27601 Type: REAL Owner #: 57271 Legal: MARCUS J FLEMING (ALLOC) #2H WILDFIRE ENERGY AB 176 NUNLEY A SURVEY WELL #2H RRC #27601 .007729 Royalty Interest Category: G1 Railroad #: 27601 No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	26,820 26,820	0 0	21,550 21,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	10,170 10,170	3,820 3,820	Lease: 775399 Type: REAL Owner #: 57271 Legal: PANTHER (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC# 27007 .007536 Royalty Interest Category: G1 Railroad #: 27007 HB1984: The Appraised value of \$3,820 in 2024 as compared to \$13,120 in 2019 is a 70.88% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	10,170 10,170	0 0	3,820 3,820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,660 3,660	450 450	Lease: 776367 Type: REAL Owner #: 57271 Legal: MOJO (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27009 .007128 Royalty Interest Category: G1 Railroad #: 27009 HB1984: The Appraised value of \$450 in 2024 as compared to \$4,900 in 2019 is a 90.82% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,660 3,660	0 0	450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	8,000 8,000	1,960 1,960	Lease: 776661 Type: REAL Owner #: 57271 Legal: EASTSIDE (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27015 .007031 Royalty Interest Category: G1 Railroad #: 27015 HB1984: The Appraised value of \$1,960 in 2024 as compared to \$12,040 in 2019 is a 83.72% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	8,000 8,000	0 0	1,960 1,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	80 80	30 30	Lease: 785558 Type: REAL Owner #: 57271 Legal: MERIT (ALLOCATION) (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 27024 .003085 Royalty Interest Category: G1 Railroad #: 27024 HB1984: The Appraised value of \$30 in 2024 as compared to \$350 in 2019 is a 91.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	80 80	0 0	30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,470 1,470	430 430	Lease: 785646 Type: REAL Owner #: 57271 Legal: CLARK (ALLOCATION) (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 26976 .004912 Royalty Interest Category: G1 Railroad #: 26976 HB1984: The Appraised value of \$430 in 2024 as compared to \$1,960 in 2019 is a 78.06% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,470 1,470	0 0	430 430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,380 1,380	750 750	Lease: 785913 Type: REAL Owner #: 57271 Legal: DUNMAN-WILSON (3H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #3H RRC# 27026 .005241 Royalty Interest Category: G1 Railroad #: 27026 HB1984: The Appraised value of \$750 in 2024 as compared to \$6,160 in 2019 is a 87.82% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,380 1,380	0 0	750 750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,070 2,070	670 670	Lease: 785914 Type: REAL Owner #: 57271 Legal: DUNMAN-WILSON (4H) WILDFIRE ENERGY AN 97 THOS FITZGERALD SURVEY WELL #4H RRC# 27082 .006098 Royalty Interest Category: G1 Railroad #: 27082 HB1984: The Appraised value of \$670 in 2024 as compared to \$4,590 in 2019 is a 85.40% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,070 2,070	0 0	670 670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	19,060 19,060	16,220 16,220	Lease: 843672 Type: REAL Owner #: 57271 Legal: BRAZOS (ALLOCATION) 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27528 .006433 Royalty Interest Category: G1 Railroad #: 27528 HB1984: The Appraised value of \$16,220 in 2024 as compared to \$62,770 in 2019 is a 74.16% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	19,060 19,060	0 0	16,220 16,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2019 Hist	11,170 11,170	11,010 11,010	Lease: 845504 Type: REAL Owner #: 57271 Legal: MADISON (ALLOCATION) #1H WILDFIRE ENERGY AB 97 FITZGERALD T SURVEY WELL #1H RRC #27625 .002892 Royalty Interest Category: G1 Railroad #: 27625		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	11,170 11,170	0 0	11,010 11,010		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY NORTH ZULCH ISD	125,440 125,440	0 0	79,750 79,750		

