

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

KITTRELL JOYE LYNN DUNMAN  
LIFE ESTATE  
3617 ROCK CREEK DR  
TYLER TX 75707-1635



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: 57272 1658  
  
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	150 150	110 110	Lease: 15686 Type: REAL Owner #: 57272 Legal: JUDI UNIT (01) GEOSOUTHERN ENERGY AB-97 THOMAS FITZGERALD SURV RRC #15686  .011719 Royalty Interest Category: G1 Railroad #: 15686  HB1984: The Appraised value of \$110 in 2024 as compared to \$200 in 2019 is a 45.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	150 150	0 0	110 110

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	850 850	300 300	Lease: 25964 Type: REAL Owner #: 57272 Legal: DUNMAN-WILSON (1H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY  .007859 Royalty Interest Category: G1 Railroad #: 25964  HB1984: The Appraised value of \$300 in 2024 as compared to \$660 in 2019 is a 54.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	850 850	0 0	300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	40,410 40,410	23,920 23,920	Lease: 26026 Type: REAL Owner #: 57272 Legal: THOMASON -A- (1H)(2H)(3H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY  .014167 Royalty Interest Category: G1 Railroad #: 26026  HB1984: The Appraised value of \$23,920 in 2024 as compared to \$80,100 in 2019 is a 70.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	40,410 40,410	0 0	23,920 23,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	27,850 27,850	13,770 13,770	Lease: 26027 Type: REAL Owner #: 57272 Legal: THOMASON -B- (1H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY  .016288 Royalty Interest Category: G1 Railroad #: 26027  HB1984: The Appraised value of \$13,770 in 2024 as compared to \$31,480 in 2019 is a 56.26% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	27,850 27,850	0 0	13,770 13,770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	44,700 44,700	35,920 35,920	Lease: 27601 Type: REAL Owner #: 57272 Legal: MARCUS J FLEMING (ALLOC) #2H WILDFIRE ENERGY AB 176 NUNLEY A SURVEY WELL #2H RRC #27601  .012882 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	44,700 44,700	0 0	35,920 35,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	16,950 16,950	6,370 6,370	Lease: 775399 Type: REAL Owner #: 57272 Legal: PANTHER (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC# 27007  .012560 Royalty Interest Category: G1 Railroad #: 27007  HB1984: The Appraised value of \$6,370 in 2024 as compared to \$21,860 in 2019 is a 70.86% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	16,950 16,950	0 0	6,370 6,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,100 6,100	750 750	Lease: 776367 Type: REAL Owner #: 57272 Legal: MOJO (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27009  .011880 Royalty Interest Category: G1 Railroad #: 27009  HB1984: The Appraised value of \$750 in 2024 as compared to \$8,170 in 2019 is a 90.82% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,100 6,100	0 0	750 750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	13,340 13,340	3,260 3,260	Lease: 776661 Type: REAL Owner #: 57272 Legal: EASTSIDE (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27015  .011719 Royalty Interest Category: G1 Railroad #: 27015  HB1984: The Appraised value of \$3,260 in 2024 as compared to \$20,070 in 2019 is a 83.76% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	13,340 13,340	0 0	3,260 3,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	130 130	50 50	Lease: 785558 Type: REAL Owner #: 57272 Legal: MERIT (ALLOCATION) (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 27024  .005141 Royalty Interest Category: G1 Railroad #: 27024  HB1984: The Appraised value of \$50 in 2024 as compared to \$580 in 2019 is a 91.38% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	130 130	0 0	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,440 2,440	710 710	Lease: 785646 Type: REAL Owner #: 57272 Legal: CLARK (ALLOCATION) (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 26976  .008187 Royalty Interest Category: G1 Railroad #: 26976  HB1984: The Appraised value of \$710 in 2024 as compared to \$3,260 in 2019 is a 78.22% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,440 2,440	0 0	710 710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,300 2,300	1,240 1,240	Lease: 785913 Type: REAL Owner #: 57272 Legal: DUNMAN-WILSON (3H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #3H RRC# 27026  .008734 Royalty Interest Category: G1 Railroad #: 27026  HB1984: The Appraised value of \$1,240 in 2024 as compared to \$10,270 in 2019 is a 87.93% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,300 2,300	0 0	1,240 1,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,450 3,450	1,120 1,120	Lease: 785914 Type: REAL Owner #: 57272 Legal: DUNMAN-WILSON (4H) WILDFIRE ENERGY AN 97 THOS FITZGERALD SURVEY WELL #4H RRC# 27082  .010164 Royalty Interest Category: G1 Railroad #: 27082  HB1984: The Appraised value of \$1,120 in 2024 as compared to \$7,650 in 2019 is a 85.36% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,450 3,450	0 0	1,120 1,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	31,770 31,770	27,040 27,040	Lease: 843672 Type: REAL Owner #: 57272 Legal: BRAZOS (ALLOCATION) 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27528  .010722 Royalty Interest Category: G1 Railroad #: 27528  HB1984: The Appraised value of \$27,040 in 2024 as compared to \$104,620 in 2019 is a 74.15% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	31,770 31,770	0 0	27,040 27,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD          No 2019 Hist	18,620 18,620	18,360 18,360	Lease: 845504    Type: REAL    Owner #: 57272 Legal: MADISON (ALLOCATION) #1H WILDFIRE ENERGY AB 97 FITZGERALD T SURVEY WELL #1H RRC #27625  .004820 Royalty Interest Category: G1 Railroad #: 27625		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	18,620 18,620	0 0	18,360 18,360		

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	209,060 209,060	0 0	132,920 132,920		

