

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

HIBBETTS JEFF A  
2709 FM 2865  
NORTH ZULCH TX 77872



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:	60192 1359
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	28,160 28,160	18,880 18,880	Lease: 25561 Type: REAL Owner #: 60192 Legal: HIBBETTS (1H) WILDFIRE ENERGY AB-288 C NASH SURVEY RRC #25561 WELL #1H  .018750 Royalty Interest Category: G1 Railroad #: 25561
HB1984: The Appraised value of \$18,880 in 2024 as compared to \$25,530 in 2019 is a 26.05% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	28,160 28,160	0 0	18,880 18,880

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	15,320 15,320	12,400 12,400	Lease: 25891 Type: REAL Owner #: 60192 Legal: BOENICK (1H) WILDFIRE ENERGY AB-97 T FITZGERALD SURVEY  .006184 Royalty Interest Category: G1 Railroad #: 25891  HB1984: The Appraised value of \$12,400 in 2024 as compared to \$9,320 in 2019 is a 33.05% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	15,320 15,320	0 0	12,400 12,400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	11,890 11,890	14,170 14,170	Lease: 769787 Type: REAL Owner #: 60192 Legal: HIBBETTS (4H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #4H RRC# 27008  .009098 Royalty Interest Category: G1 Railroad #: 27008  HB1984: The Appraised value of \$14,170 in 2024 as compared to \$5,070 in 2019 is a 179.49% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	11,890 11,890	0 0	14,170 14,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,790 1,790	1,520 1,520	Lease: 796411 Type: REAL Owner #: 60192 Legal: MONTANA (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 4223  .001080 Royalty Interest Category: G1 Railroad #: 4223  HB1984: The Appraised value of \$1,520 in 2024 as compared to \$1,600 in 2019 is a 5.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,790 1,790	0 0	1,520 1,520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	310 310	310 310	Lease: 797933 Type: REAL Owner #: 60192 Legal: BENELLI (ALLOC) (2H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL #2H RRC# 27103  .000296 Royalty Interest Category: G1 Railroad #: 27103  HB1984: The Appraised value of \$310 in 2024 as compared to \$410 in 2019 is a 24.39% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	310 310	0 0	310 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	48,090 48,090	29,050 29,050	Lease: 798329    Type: REAL    Owner #: 60192 Legal: HIBBETTS (ALLOC) (3H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #3H    RRC# 27041  .017589 Royalty Interest Category: G1 Railroad #: 27041  HB1984: The Appraised value of \$29,050 in 2024 as compared to \$56,730 in 2019 is a 48.79% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	48,090 48,090	0 0	29,050 29,050

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	105,560 105,560	0 0	76,330 76,330		

