

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

PHILLIPS TERESA COURTADE
18109 W FM 1097
MONTGOMERY TX 77356



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:	60801 2391
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		2,880 2,880	1,980 1,980	Lease: 25636 Type: REAL Owner #: 60801 Legal: ADAMS (1H) WILDFIRE ENERGY AB-15 FULLENWIDER P H SURV RRC #25636 WELL #1H .006094 Royalty Interest Category: G1 Railroad #: 25636	
HB1984: The Appraised value of \$1,980 in 2024 as compared to \$3,240 in 2019 is a 38.89% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD		2,880 2,880	0 0	1,980 1,980	

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	41,490 41,490	35,320 35,320	Lease: 27597 Type: REAL Owner #: 60801 Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL #1H RRC #27597 .010251 Royalty Interest Category: G1 Railroad #: 27597		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	41,490 41,490	0 0	35,320 35,320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD HB1984: The Appraised value of \$450 in 2024 as compared to \$1,000 in 2019 is a 55.00% decrease.	3,310 3,310	450 450	Lease: 93993 Type: REAL Owner #: 60801 Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB-15 PETER FULLENWIDER SURV RRC #93993 WELL #1 .030923 Royalty Interest Category: G1 Railroad #: 93993		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	3,310 3,310	0 0	450 450		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD HB1984: The Appraised value of \$5,460 in 2024 as compared to \$10,030 in 2019 is a 45.56% decrease.	25,630 25,630	5,460 5,460	Lease: 426721 Type: REAL Owner #: 60801 Legal: KANKEY (3H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #1H RRC# 26721 .040027 Royalty Interest Category: G1 Railroad #: 26721		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	25,630 25,630	0 0	5,460 5,460		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD HB1984: The Appraised value of \$4,510 in 2024 as compared to \$1,110 in 2019 is a 306.31% increase.	5,360 5,360	4,510 4,510	Lease: 758347 Type: REAL Owner #: 60801 Legal: CROW UNIT A (1H) (2H) CONTANGO RESOURCES AB 15 P H FULLENWIDER SURVEY WELL #1H & 2H RRC# 26772 .004431 Royalty Interest Category: G1 Railroad #: 26772		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	5,360 5,360	0 0	4,510 4,510		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	28,190 28,190	5,460 5,460	Lease: 772417 Type: REAL Owner #: 60801 Legal: KANKEY (1H) (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER WELL #1H RRC# 26721 .040027 Royalty Interest Category: G1 Railroad #: 26721 HB1984: The Appraised value of \$5,460 in 2024 as compared to \$23,400 in 2019 is a 76.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	28,190 28,190	0 0	5,460 5,460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	390 390	340 340	Lease: 780788 Type: REAL Owner #: 60801 Legal: HALL GRACE OIL UNIT C (2H) CONTANGO RESOURCES AB 241 L N E WASHINGTON SURVEY WELL #2H RRC# 27010 .002612 Royalty Interest Category: G1 Railroad #: 27010 HB1984: The Appraised value of \$340 in 2024 as compared to \$690 in 2019 is a 50.72% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	390 390	0 0	340 340

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	107,250	0	53,520		
NORTH ZULCH ISD	107,250	0	53,520		

