

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

KROHN PEGGY LIFE ESTATE
12061 HIGHWAY 21 W
NORTH ZULCH TX 77872-6382



APPRAISAL YEAR 2025	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON 6/24/2025	AT: 9:00 AM
808 STATE STREET	
MADISONVILLE TX 77864	
903-657-2555 EXT 24 OWNERSHIP	
903-657-2555 EXT 12 MINERALS	
903-657-2555 EXT 28 PERS PROP	
903-657-2555 EXT 28 UTILITIES	
Protest Deadline:	6-02-2025
ARB Hearing:	6-24-2025
Owner:	18857 1575
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 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	490 490	450 450	Lease: 62798 Type: REAL Owner #: 18857 Legal: CROW FDC G/U (01) FAULCONER ENERGY AB 15 P FULLENWIDER SURVEY WELL 1 RRC 62798 .024793 Royalty Interest Category: G1 Railroad #: 62798
HB1984: The Appraised value of \$450 in 2025 as compared to \$310 in 2020 is a 45.16% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY	490	0	450
NORTH ZULCH ISD	490	0	450

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 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	100 100	100 100	Lease: 89399 Type: REAL Owner #: 18857 Legal: HALL GRACE 2 (02) FAULCONER ENERGY AB-241 WASHINGTON LMH SURVEY RRC #89399 WELL #2 .003696 Royalty Interest Category: G1 Railroad #: 89399 HB1984: The Appraised value of \$100 in 2025 as compared to \$70 in 2020 is a 42.86% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	100 100	0 0	100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	380 380	350 350	Lease: 89400 Type: REAL Owner #: 18857 Legal: CROW G/U (02) FAULCONER ENERGY AB 15 PETE FULLENWIDER SURV WELL 2 RRC 89400 .024793 Royalty Interest Category: G1 Railroad #: 89400 HB1984: The Appraised value of \$350 in 2025 as compared to \$270 in 2020 is a 29.63% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	380 380	0 0	350 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	8,060 8,060	10,810 10,810	Lease: 758347 Type: REAL Owner #: 18857 Legal: CROW UNIT A 1H & 2H WILDFIRE ENGERY OPER AB 15 P H FULLENWIDER SURVEY WELL 1H & 2H RRC 26772 .007915 Royalty Interest Category: G1 Railroad #: 26772 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$10,810 in 2025 as compared to \$900 in 2020 is a 1101.11% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	8,060 8,060	1,140 1,140	9,670 9,670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,980 6,980	7,910 7,910	Lease: 781501 Type: REAL Owner #: 18857 Legal: CROW UNIT B 1H WILDFIRE ENGERY OPER AB 15 P H FULLENWIDER SURVEY WELL 1H RRC 27011 .018333 Royalty Interest Category: G1 Railroad #: 27011 HB1984: The Appraised value of \$7,910 in 2025 as compared to \$5,240 in 2020 is a 50.95% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,980 6,980	0 0	7,910 7,910

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
MADISON COUNTY	16,010	1,140	18,480	
NORTH ZULCH ISD	16,010	1,140	18,480	