

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

MAY NANCY J LIFE ESTATE
PO BOX 185
NORTH ZULCH TX 77872-0185



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:	18867 1799
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	5,300 5,300	6,290 6,290	Lease: 25636 Type: REAL Owner #: 18867 Legal: ADAMS (1H) WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL 1H RRC 25636 .016336 Royalty Interest Category: G1 Railroad #: 25636
HB1984: The Appraised value of \$6,290 in 2025 as compared to \$3,210 in 2020 is a 95.95% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,300 5,300	0 0	6,290 6,290

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	C		100	1,320	Lease: 25730 Type: REAL Owner #: 18867
NORMANGEE ISD	G C		100	1,320	Legal: THEISS -A- (1H) EMPIRE TEXAS OPERATI AB-209 F SHRACK SURVEY .002133 Royalty Interest Category: G1 Railroad #: 25730
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,320 in 2025 as compared to \$1,350 in 2020 is a 2.22% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		100	1,200	120	
NORMANGEE ISD		0	1,320	0	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY	C		2,340	9,530	Lease: 25944 Type: REAL Owner #: 18867
NORTH ZULCH ISD	C		2,340	9,530	Legal: HOPPER (1H) WILDFIRE ENERGY AB-15 PETER FULLENWINDER SURV RRC #25944 .018447 Royalty Interest Category: G1 Railroad #: 25944
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		2,340	6,720	2,810	
NORTH ZULCH ISD		2,340	6,720	2,810	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY	C		1,740	7,070	Lease: 25944 Type: REAL Owner #: 18867
NORTH ZULCH ISD	C		1,740	7,070	Legal: HOPPER (1H) WILDFIRE ENERGY AB-15 PETER FULLENWINDER SURV RRC #25944 .013694 Override Royalty Category: G1 Railroad #: 25944
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		1,740	4,980	2,090	
NORTH ZULCH ISD		1,740	4,980	2,090	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY	C		1,450	4,190	Lease: 26067 Type: REAL Owner #: 18867
NORTH ZULCH ISD	C		1,450	4,190	Legal: PAYNE UNIT -A- (1H)(2H) WILDFIRE ENGERY OPER AB-177 P O'ROURK SURVEY RRC# 26067 WELL #1H & 2H .005029 Royalty Interest Category: G1 Railroad #: 26067
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$4,190 in 2025 as compared to \$5,400 in 2020 is a 22.41% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		1,450	2,450	1,740	
NORTH ZULCH ISD		1,450	2,450	1,740	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	8,750 8,750	6,630 6,630	Lease: 26724 Type: REAL Owner #: 18867 Legal: MARLIN (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #2H RRC# 26724 .010949 Royalty Interest Category: G1 Railroad #: 26724 HB1984: The Appraised value of \$6,630 in 2025 as compared to \$14,780 in 2020 is a 55.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	8,750 8,750	0 0	6,630 6,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	8,440 8,440	6,400 6,400	Lease: 26724 Type: REAL Owner #: 18867 Legal: MARLIN (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #2H RRC# 26724 .010568 Override Royalty Category: G1 Railroad #: 26724 HB1984: The Appraised value of \$6,400 in 2025 as compared to \$14,270 in 2020 is a 55.15% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	8,440 8,440	0 0	6,400 6,400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,220 2,220	1,360 1,360	Lease: 27597 Type: REAL Owner #: 18867 Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL 1H RRC 27597 .000645 Royalty Interest Category: G1 Railroad #: 27597 HB1984: The Appraised value of \$1,360 in 2025 as compared to \$2,770 in 2020 is a 50.90% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,220 2,220	0 0	1,360 1,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	260 260	370 370	Lease: 93993 Type: REAL Owner #: 18867 Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB 15 PETER FULLENWIDER SURV WELL 1 RRC 93993 .018221 Royalty Interest Category: G1 Railroad #: 93993 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	260 260	60 60	310 310

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	220	300	Lease: 93993 Type: REAL Owner #: 18867		
NORTH ZULCH ISD	C	220	300	Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB 15 PETER FULLENWIDER SURV WELL 1 RRC 93993 .014917 Override Royalty Category: G1 Railroad #: 93993		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		220	40	260		
NORTH ZULCH ISD		220	40	260		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		30	30	Lease: 102672 Type: REAL Owner #: 18867		
NORTH ZULCH ISD		30	30	Legal: KLEB CLIFTON R (02) FAULCONER ENERGY AB-185 W C PALMER SURVEY RRC #102672 WELL #2 .003889 Royalty Interest Category: G1 Railroad #: 102672		
HB1984: The Appraised value of \$30 in 2025 as compared to \$10 in 2020 is a 200.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		30	0	30		
NORTH ZULCH ISD		30	0	30		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	150	1,200	Lease: 426721 Type: REAL Owner #: 18867		
NORTH ZULCH ISD	C	150	1,200	Legal: KANKEY (3H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #1H RRC# 26721 .002160 Override Royalty Category: G1 Railroad #: 26721		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,200 in 2025 as compared to \$470 in 2020 is a 155.32% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	150	1,020	180			
NORTH ZULCH ISD	150	1,020	180			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	210	1,390	Lease: 772417 Type: REAL Owner #: 18867		
NORTH ZULCH ISD	C	210	1,390	Legal: KANKEY (1H) (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER WELL #1H RRC# 26721 .003055 Royalty Interest Category: G1 Railroad #: 26721		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,390 in 2025 as compared to \$1,230 in 2020 is a 13.01% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		210	1,140	250		
NORTH ZULCH ISD		210	1,140	250		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY	C	150	990	Lease: 772417 Type: REAL Owner #: 18867
NORTH ZULCH ISD	C	150	990	Legal: KANKEY (1H) (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER WELL #1H RRC# 26721 .002160 Override Royalty Category: G1 Railroad #: 26721
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$990 in 2025 as compared to \$870 in 2020 is a 13.79% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	150	810	180	
NORTH ZULCH ISD	150	810	180	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	31,360	18,420	28,650		
NORTH ZULCH ISD	31,260	17,220	28,530		
NORMANGEE ISD	0	1,320	0		

