

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

ANDREWS BILLY A & GAIL  
13460 FM 1372 RD  
NORTH ZULCH TX 77872-6437



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: 18870 59  
  
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		1,800 1,800	1,370 1,370	Lease: 26724    Type: REAL    Owner #: 18870 Legal: MARLIN (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #2H    RRC# 26724  .002255 Royalty Interest Category:        G1 Railroad #:                26724  HB1984: The Appraised value of \$1,370 in 2025 as compared to \$3,050 in 2020 is a 55.08% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	1,800 1,800	0 0	1,370 1,370		

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	140	Lease: 93993    Type: REAL    Owner #: 18870		
NORTH ZULCH ISD	C	100	140	Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB 15    PETER FULLENWIDER SURV WELL 1 RRC 93993  .006908 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		100	20	120		
NORTH ZULCH ISD		100	20	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		220	220	Lease: 105356    Type: REAL    Owner #: 18870		
NORTH ZULCH ISD		220	220	Legal: ANDREWS J M (01) WILDFIRE ENERGY AB 15    PETER FULLENSIDER SUR WELL 1 RRC 105356  .003661 Royalty Interest Category:    G1 Railroad #:    105356		
HB1984: The Appraised value of \$220 in 2025				as compared to \$280 in 2020 is a 21.43% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		220	0	220		
NORTH ZULCH ISD		220	0	220		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	110	950	Lease: 426721    Type: REAL    Owner #: 18870		
NORTH ZULCH ISD	C	110	950	Legal: KANKEY (3H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #1H    RRC# 26721  .001695 Royalty Interest Category:        G1 Railroad #:                26721		
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$950 in 2025				as compared to \$370 in 2020 is a 156.76% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		110	820	130		
NORTH ZULCH ISD		110	820	130		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	110	770	Lease: 772417    Type: REAL    Owner #:    18870		
NORTH ZULCH ISD	C	110	770	Legal: KANKEY (1H) (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER WELL #1H    RRC# 26721  .001695 Royalty Interest Category:        G1 Railroad #:                26721		
Deductions:                (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$770 in 2025				as compared to \$680 in 2020 is a 13.24% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		110	640	130		
NORTH ZULCH ISD		110	640	130		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	2,340	1,480	1,970		
NORTH ZULCH ISD	2,340	1,480	1,970		

