

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

HAYES W D & PATRICIA W
#1 QUEENS CT
CONROE TX 77304



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:	19914 1213
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	C	1,170	1,440	Lease: 11422 Type: REAL Owner #: 19914
NORTH ZULCH ISD	C	1,170	1,440	Legal: MOSLEY WALTER O UNIT (01) WILDFIRE ENERGY JOHN PAYNE SURVEY .062500 Royalty Interest Category: G1 Railroad #: 11422
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,440 in 2025 as compared to \$1,970 in 2020 is a 26.90% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	1,170	40	1,400	
NORTH ZULCH ISD	1,170	40	1,400	

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	1,490	1,430	Lease: 17555 Type: REAL Owner #: 19914		
NORTH ZULCH ISD	C	1,490	1,430	Legal: WALLER BURNEY MAE ET AL (01) HOLLEY OIL COMPANY AB-25 JOHN PAYNE SURVEY RRC #17555 .062500 Royalty Interest Category: G1 Railroad #: 17555		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,430 in 2025 as compared to \$950 in 2020 is a 50.53% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	480	850	580			
NORTH ZULCH ISD	480	850	580			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	700	1,400	Lease: 18308 Type: REAL Owner #: 19914		
NORTH ZULCH ISD	C	700	1,400	Legal: 1ST CITY NAT'L BK OF BRYAN (1) HOLLEY OIL CO AB 25 JOHN PAYNE SURVEY WELL 1 RRC 18308 .025056 Royalty Interest Category: G1 Railroad #: 18308		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,400 in 2025 as compared to \$1,670 in 2020 is a 16.17% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	700	560	840			
NORTH ZULCH ISD	700	560	840			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		13,610	12,020	Lease: 25382 Type: REAL Owner #: 19914		
NORTH ZULCH ISD		13,610	12,020	Legal: CATTLEMAN 1H & 2H WILDFIRE ENERGY AB 56 J R BURTS SURVEY .015868 Royalty Interest Category: G1 Railroad #: 25382		
HB1984: The Appraised value of \$12,020 in 2025 as compared to \$52,810 in 2020 is a 77.24% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	13,610	0	12,020			
NORTH ZULCH ISD	13,610	0	12,020			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	1,280	2,010	Lease: 770946	Type: REAL	Owner #: 19914
NORTH ZULCH ISD	C	1,280	2,010	Legal: GRANT (01)	WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1 RRC# 27012 .003957 Royalty Interest Category: G1 Railroad #: 27012	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,010 in 2025 as compared to \$4,460 in 2020 is a 54.93% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,280	470	1,540			
NORTH ZULCH ISD	1,280	470	1,540			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	50 50	40 40	Lease: 772542 Type: REAL Owner #: 19914 Legal: WAYLON (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26942 .001130 Royalty Interest Category: G1 Railroad #: 26942 HB1984: The Appraised value of \$40 in 2025 as compared to \$630 in 2020 is a 93.65% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	50 50	0 0	40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	C 1,440 C 1,440	1,240 1,240	Lease: 787550 Type: REAL Owner #: 19914 Legal: LEE (1H) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1H RRC# 27231 .002801 Royalty Interest Category: G1 Railroad #: 27231 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,240 in 2025 as compared to \$440 in 2020 is a 181.82% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	996 996	40 40	1,200 1,200		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	900 900	410 410	Lease: 790236 Type: REAL Owner #: 19914 Legal: CATTLEMAN (ALLOC) 5H WILDFIRE ENERGY AB 226 J VAUGHN SURVEY WELL 5H RRC 27040 .011664 Royalty Interest Category: G1 Railroad #: 27040 HB1984: The Appraised value of \$410 in 2025 as compared to \$4,280 in 2020 is a 90.42% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	900 900	0 0	410 410		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	250 250	190 190	Lease: 797229 Type: REAL Owner #: 19914 Legal: PAVELOCK (ALLOC) (4H) WILDFIRE ENERGY AB 226 J VAUGHN SURVEY WELL #4H RRC# 27035 .004759 Royalty Interest Category: G1 Railroad #: 27035 HB1984: The Appraised value of \$190 in 2025 as compared to \$2,200 in 2020 is a 91.36% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	250 250	0 0	190 190		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,900 6,900	5,240 5,240	Lease: 838915 Type: REAL Owner #: 19914 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598 .003745 Royalty Interest Category: G1 Railroad #: 27598 HB1984: The Appraised value of \$5,240 in 2025 as compared to \$15,700 in 2020 is a 66.62% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,900 6,900	0 0	5,240 5,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	19,890 19,890	10,520 10,520	Lease: 1125382 Type: REAL Owner #: 19914 Legal: CATTLEMAN 3H & 4H WILDFIRE ENERGY OPER AB 56 J R BURTS SURVEY .015868 Royalty Interest Category: G1 Railroad #: 25382 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	19,890 19,890	0 0	10,520 10,520

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	46,226	1,960	33,980		
NORTH ZULCH ISD	46,226	1,960	33,980		