

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

NEVILL HARDY LYNN
27001 PLEASANT GROVE RD
NORTH ZULCH TX 77872-6243



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:	20407 2061
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	17,440 17,440	11,590 11,590	Lease: 25830 Type: REAL Owner #: 20407 Legal: HUTTO (1H) WILDFIRE ENERY AB-169 A MONTGOMERY SURV RRC #25830 WELL #1H .015034 Royalty Interest Category: G1 Railroad #: 25830
HB1984: The Appraised value of \$11,590 in 2025 as compared to \$18,880 in 2020 is a 38.61% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	17,440 17,440	0 0	11,590 11,590

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	6,230	18,640	Lease: 25922 Type: REAL Owner #: 20407		
NORTH ZULCH ISD	C	6,230	18,640	Legal: NEVILL (1H) WILDFIRE ENERGY AB-32 W TOWNSEND SURVEY .031835 Royalty Interest Category: G1 Railroad #: 25922		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$18,640 in 2025 as compared to \$28,160 in 2020 is a 33.81% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		6,230	11,160	7,480		
NORTH ZULCH ISD		6,230	11,160	7,480		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		6,200	2,840	Lease: 27291 Type: REAL Owner #: 20407		
NORTH ZULCH ISD		6,200	2,840	Legal: H P (ALLOCATION) (1H) WILDFIRE ENERGY AB 169 A MONTGOMERY SURVEY WELL #1H RRC# 27291 .014103 Royalty Interest Category: G1 Railroad #: 27291		
HB1984: The Appraised value of \$2,840 in 2025 as compared to \$6,420 in 2020 is a 55.76% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	6,200	0	2,840			
NORTH ZULCH ISD	6,200	0	2,840			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	5,450	74,540	Lease: 425922 Type: REAL Owner #: 20407		
NORTH ZULCH ISD	C	5,450	74,540	Legal: NEVILL (2H) WILDFIRE ENERGY AB 32 W TOWNSEND SURVEY .031835 Royalty Interest Category: G1 Railroad #: 25922		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$74,540 in 2025 as compared to \$24,840 in 2020 is a 200.08% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		5,450	68,000	6,540		
NORTH ZULCH ISD		5,450	68,000	6,540		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	35,320	79,160	28,450		
NORTH ZULCH ISD	35,320	79,160	28,450		