

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

KEEFER FRED
PO BOX 133
NORTH ZULCH TX 77872-0133



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:	20739 1504
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	15,150 15,150	9,920 9,920	Lease: 27600 Type: REAL Owner #: 20739 Legal: BURKHARDT (ALLOCATION) 1H WILDFIRE ENERGY AB 16 GEE A SURVEY WELL 1H RRC 27600 .005744 Royalty Interest Category: G1 Railroad #: 27600
HB1984: The Appraised value of \$9,920 in 2025 as compared to \$21,680 in 2020 is a 54.24% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	15,150 15,150	0 0	9,920 9,920

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	340 340	360 360	Lease: 101683 Type: REAL Owner #: 20739 Legal: WIESE G/U (01) FAULCONER ENERGY AB-43 CHAMPION BLYTHE SURV RRC #101683 WELL #1 .002913 Royalty Interest Category: G1 Railroad #: 101683 HB1984: The Appraised value of \$360 in 2025 as compared to \$100 in 2020 is a 260.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	340 340	0 0	360 360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	290 70 220	130 30 100	Lease: 138714 Type: REAL Owner #: 20739 Legal: MATHIS JAS F (02) WILDFIRE ENERGY NORTH ZULCH ISD-75% AB-16 ALFRED GEE SURVEY .007022 Royalty Interest Category: G1 Railroad #: 138714 HB1984: The Appraised value of \$130 in 2025 as compared to \$640 in 2020 is a 79.69% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	290 70 220	0 0 0	130 30 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	120 120 10	120 110 10	Lease: 148315 Type: REAL Owner #: 20739 Legal: JACKSON FERN Z & ROY (02) WILDFIRE ENERGY NORTH ZULCH-7% AB-13 ARTER CROWNOVER SURVEY .006226 Royalty Interest Category: G1 Railroad #: 148315 HB1984: The Appraised value of \$120 in 2025 as compared to \$150 in 2020 is a 20.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	120 120 10	0 0 0	120 110 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	45,770 42,700 3,070	33,150 30,930 2,220	Lease: 840407 Type: REAL Owner #: 20739 Legal: CAMPBELL A L (ALLOCATION) 1H WILDFIRE ENERGY AB 16 A GEE SURVEY WELL 1H RRC 27514 .018639 Royalty Interest Category: G1 Railroad #: 27514 HB1984: The Appraised value of \$33,150 in 2025 as compared to \$77,990 in 2020 is a 57.49% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd NORTH ZULCH ISD	45,770 42,700 3,070	0 0 0	33,150 30,930 2,220

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	61,670	0	43,680		
NORTH ZULCH ISD	18,790	0	12,610		
MADISNVLE CISD	42,890	0	31,070		

