

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

KUYKENDOLL KINDT MILDRED
16356 HIGHWAY 21 W
NORTH ZULCH TX 77872-7086



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: 21510 1585

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	1,150	620	Lease: 14468 Type: REAL Owner #: 21510
NORTH ZULCH ISD	C	1,150	620	Legal: DRAKE L A (01) REDBUD E & P INC AB 242 WYATT/HADLEY/FITZGERALD .017094 Royalty Interest Category: G1 Railroad #: 14468
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$620 in 2025 as compared to \$1,900 in 2020 is a 67.37% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	168	420	200	
NORTH ZULCH ISD	168	420	200	

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	12,380 12,380	11,750 11,750	Lease: 25565 Type: REAL Owner #: 21510 Legal: FLOYD (01) CML EXPLORATION AB-176 A NUNLEY SURVEY RRC #25565 .015494 Royalty Interest Category: G1 Railroad #: 25565 HB1984: The Appraised value of \$11,750 in 2025 as compared to \$11,440 in 2020 is a 2.71% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	12,380 12,380	0 0	11,750 11,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	26,960 26,960	27,140 27,140	Lease: 25977 Type: REAL Owner #: 21510 Legal: DRAKE (01)(02) CML EXPLORATION LLC AB 97 T FITZGERALD SURVEY WELL 1 & 2 RRC 25977 .011188 Royalty Interest Category: G1 Railroad #: 25977 HB1984: The Appraised value of \$27,140 in 2025 as compared to \$24,550 in 2020 is a 10.55% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	26,960 26,960	0 0	27,140 27,140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	120 120	300 300	Lease: 128000 Type: REAL Owner #: 21510 Legal: RASCO G D & ANNIE (02) EMPIRE TEXAS OPERAT AB-109 JAMES HARBOUR SURVEY RRC #128000 WELL #2 .009073 Royalty Interest Category: G1 Railroad #: 128000 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$300 in 2025 as compared to \$180 in 2020 is a 66.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	120 120	160 160	140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	340 340	230 230	Lease: 165234 Type: REAL Owner #: 21510 Legal: RASCO G D & ANNIE (03) EMPIRE TEXAS OPERAT AB-109 J M HARBOUR SURV RRC #165234 WELL #3 .009073 Royalty Interest Category: G1 Railroad #: 165234 HB1984: The Appraised value of \$230 in 2025 as compared to \$350 in 2020 is a 34.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	340 340	0 0	230 230

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	39,968	580	39,460		
NORTH ZULCH ISD	39,968	580	39,460		