

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

HILDEBRANDT HOMER & ROSA LEE
10206 FM 1372 RD
NORTH ZULCH TX 77872-6429



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:	22707 1277
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	18,190 18,190	16,290 16,290	Lease: 25585 Type: REAL Owner #: 22707 Legal: MCGILL (1H) (2H) (4H) (5H) WILDFIRE ENERGY AN 226 J VAUGHN SURVEY .008718 Royalty Interest Category: G1 Railroad #: 25585
HB1984: The Appraised value of \$16,290 in 2025 as compared to \$28,330 in 2020 is a 42.50% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	18,190 18,190	0 0	16,290 16,290

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		14,250	9,470	Lease: 25830	Type: REAL Owner #: 22707
NORTH ZULCH ISD		14,250	9,470	Legal: HUTTO (1H)	
				WILDFIRE ENERY	
				AB-169 A MONTGOMERY SURV	
				RRC #25830	WELL #1H
				.012285 Royalty Interest	
				Category: G1	
				Railroad #: 25830	
HB1984: The Appraised value of \$9,470 in 2025 as compared to \$15,430 in 2020 is a 38.63% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	14,250	0	9,470		
NORTH ZULCH ISD	14,250	0	9,470		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	7,060	21,130	Lease: 25922	Type: REAL Owner #: 22707
NORTH ZULCH ISD	C	7,060	21,130	Legal: NEVILL (1H)	
				WILDFIRE ENERGY	
				AB-32 W TOWNSEND SURVEY	
				.036091 Royalty Interest	
				Category: G1	
				Railroad #: 25922	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$21,130 in 2025 as compared to \$31,920 in 2020 is a 33.80% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	7,060	12,660	8,470		
NORTH ZULCH ISD	7,060	12,660	8,470		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		5,070	2,320	Lease: 27291	Type: REAL Owner #: 22707
NORTH ZULCH ISD		5,070	2,320	Legal: H P (ALLOCATION) (1H)	
				WILDFIRE ENERGY	
				AB 169 A MONTGOMERY SURVEY	
				WELL #1H RRC# 27291	
				.011524 Royalty Interest	
				Category: G1	
				Railroad #: 27291	
HB1984: The Appraised value of \$2,320 in 2025 as compared to \$5,250 in 2020 is a 55.81% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	5,070	0	2,320		
NORTH ZULCH ISD	5,070	0	2,320		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	6,180	84,500	Lease: 425922	Type: REAL Owner #: 22707
NORTH ZULCH ISD	C	6,180	84,500	Legal: NEVILL (2H)	
				WILDFIRE ENERGY	
				AB 32 W TOWNSEND SURVEY	
				.036091 Royalty Interest	
				Category: G1	
				Railroad #: 25922	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$84,500 in 2025 as compared to \$30,230 in 2020 is a 179.52% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	6,180	77,080	7,420		
NORTH ZULCH ISD	6,180	77,080	7,420		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	160 160	130 130	Lease: 838915 Type: REAL Owner #: 22707 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598 .000089 Royalty Interest Category: G1 Railroad #: 27598 HB1984: The Appraised value of \$130 in 2025 as compared to \$370 in 2020 is a 64.86% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	160 160	0 0	130 130

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	50,910	89,740	44,100		
NORTH ZULCH ISD	50,910	89,740	44,100		

