

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

MILLER ESTHER ANDREWS
PO BOX 455
NORTH ZULCH TX 77872-0455



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:	22761 1931
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	570	3,960	Lease: 25347	Type: REAL Owner #: 22761
NORTH ZULCH ISD	C	570	3,960	Legal: MILLER (1H)	
				WILDFIRE ENERGY	
				AB-176 A NUNLEY SURVEY	
				.022960 Royalty Interest	
				Category: G1	
				Railroad #: 25347	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	570	3,280	680		
NORTH ZULCH ISD	570	3,280	680		

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		30	20	Lease: 772542	Type: REAL Owner #: 22761
NORTH ZULCH ISD		30	20	Legal: WAYLON (1H)	
				WILDFIRE ENERGY	
				AB 176 A NUNLEY SURVEY	
				WELL #1H RRC# 26942	
				.000568 Royalty Interest	
				Category: G1	
				Railroad #: 26942	
HB1984: The Appraised value of \$20 in 2025 as compared to \$320 in 2020 is a 93.75% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	30	0	20		
NORTH ZULCH ISD	30	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	2,530	7,970	Lease: 775598	Type: REAL Owner #: 22761
NORTH ZULCH ISD	C	2,530	7,970	Legal: GEORGE (1H)	
				WILDFIRE ENERGY	
				AB 176 A NUNLEY SURVEY	
				WELL #1H RRC# 27019	
				.022064 Royalty Interest	
				Category: G1	
				Railroad #: 27019	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$7,970 in 2025 as compared to \$11,930 in 2020 is a 33.19% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	2,530	4,930	3,040		
NORTH ZULCH ISD	2,530	4,930	3,040		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	9,390	13,050	Lease: 781363	Type: REAL Owner #: 22761
NORTH ZULCH ISD	C	9,390	13,050	Legal: DIAMOND 7 2H	
				WILDFIRE ENERGY	
				AB 176 A NUNLEY SURVEY	
				WELL 2H RRC 27021	
				.020897 Royalty Interest	
				Category: G1	
				Railroad #: 27021	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$13,050 in 2025 as compared to \$21,130 in 2020 is a 38.24% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	9,390	1,780	11,270		
NORTH ZULCH ISD	9,390	1,780	11,270		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		840	750	Lease: 783711	Type: REAL Owner #: 22761
NORTH ZULCH ISD		840	750	Legal: FLEMING JOHN HUGH (ALLOC) (1H)	
				WILDFIRE ENERGY	
				AB 176 A NUNLEY SURVEY	
				WELL #1H RRC# 26915	
				.008144 Royalty Interest	
				Category: G1	
				Railroad #: 26915	
HB1984: The Appraised value of \$750 in 2025 as compared to \$1,950 in 2020 is a 61.54% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	840	0	750		
NORTH ZULCH ISD	840	0	750		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	30 30	20 20	Lease: 790931 Type: REAL Owner #: 22761 Legal: ELLA (ALLOCATION) 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 27112 .000415 Royalty Interest Category: G1 Railroad #: 27112 HB1984: The Appraised value of \$20 in 2025 as compared to \$80 in 2020 is a 75.00% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	30 30	0 0	20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	40 40	40 40	Lease: 790935 Type: REAL Owner #: 22761 Legal: HUNLEY (ALLOCATION) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27032 .000364 Royalty Interest Category: G1 Railroad #: 27032 HB1984: The Appraised value of \$40 in 2025 as compared to \$40 in 2020 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	40 40	0 0	40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	14,250 14,250	9,320 9,320	Lease: 835951 Type: REAL Owner #: 22761 Legal: FLEMING J ROB (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27530 .008825 Royalty Interest Category: G1 Railroad #: 27530 HB1984: The Appraised value of \$9,320 in 2025 as compared to \$31,190 in 2020 is a 70.12% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	13,188 13,188	0 0	9,320 9,320		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY NORTH ZULCH ISD	26,618 26,618	9,990 9,990	25,140 25,140		

