

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

HULSEY HELEN MARIE
3404 N MORNING GLORY DR
SANTA FE TX 77517-2618



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: 30929 1365

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	30	50	Lease: 95037 Type: REAL Owner #: 30929
NORTH ZULCH ISD	C	30	50	Legal: RASCO G D & ANNIE (01) EMPIRE TEXAS OPERAT AB-109 JAMES HARBOUR SURVEY RRC #95037 WELL #1 .003647 Royalty Interest Category: G1 Railroad #: 95037
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$50 in 2025 as compared to \$80 in 2020 is a 37.50% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	30	10	40	
NORTH ZULCH ISD	30	10	40	

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	90	190	Lease: 197648 Type: REAL Owner #: 30929		
NORTH ZULCH ISD	C	90	190	Legal: RASCO G D & ANNIE (04) EMPIRE TEXAS OPERATI AB-109 JAMES HARBOUR SURV RRC #197648 WELL #4 .003647 Royalty Interest Category: G1 Railroad #: 197648		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$190 in 2025				as compared to \$60 in 2020 is a 216.67% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	90	80	110			
NORTH ZULCH ISD	90	80	110			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		15,670	12,110	Lease: 761937 Type: REAL Owner #: 30929	
NORTH ZULCH ISD		15,670	12,110	Legal: BENELLI (1H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL 1H RRC 26504 .009177 Royalty Interest Category: G1 Railroad #: 26504	
HB1984: The Appraised value of \$12,110 in 2025 as compared to \$11,070 in 2020 is a 9.39% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	14,568	0	12,110		
NORTH ZULCH ISD	14,568	0	12,110		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD		8,650 8,650	7,810 7,810	Lease: 797933 Type: REAL Owner #: 30929 Legal: BENELLI (ALLOC) (2H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL 2H RRC 27103 .009033 Royalty Interest Category: G1 Railroad #: 27103		
HB1984: The Appraised value of \$7,810 in 2025 as compared to \$8,780 in 2020 is a 11.05% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		8,650	0	7,810		
NORTH ZULCH ISD		8,650	0	7,810		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		870	740	Lease: 798329 Type: REAL Owner #: 30929		
NORTH ZULCH ISD		870	740	Legal: HIBBETTS (ALLOC) (3H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #3H RRC# 27041 .000568 Royalty Interest Category: G1 Railroad #: 27041		
HB1984: The Appraised value of \$740 in 2025				as compared to \$1,210 in 2020 is a 38.84% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	870	0	740			
NORTH ZULCH ISD	870	0	740			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	24,208	90	20,810		
NORTH ZULCH ISD	24,208	90	20,810		