

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

KANKEY TRAVIS & SALLY H  
PO BOX 105  
NORTH ZULCH TX 77872-0105



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:	32631 1494
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	29,260 29,260	26,140 26,140	Lease: 26116 Type: REAL Owner #: 32631 Legal: HOLIWAY UNIT (1H) CAMERON EXPLORATION AB 43 C BLYTHE SURVEY WELL #1H RRC# 26116  .052910 Royalty Interest Category: G1 Railroad #: 26116
HB1984: The Appraised value of \$26,140 in 2025 as compared to \$8,340 in 2020 is a 213.43% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	29,260 29,260	0 0	26,140 26,140

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	24,800 24,800	15,130 15,130	Lease: 27597 Type: REAL Owner #: 32631 Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL 1H RRC 27597  .007197 Royalty Interest Category: G1 Railroad #: 27597  HB1984: The Appraised value of \$15,130 in 2025 as compared to \$30,880 in 2020 is a 51.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	24,800 24,800	0 0	15,130 15,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	800 800	730 730	Lease: 62798 Type: REAL Owner #: 32631 Legal: CROW FDC G/U (01) FAULCONER ENERGY AB 15 P FULLENWIDER SURVEY WELL 1 RRC 62798  .040367 Royalty Interest Category: G1 Railroad #: 62798  HB1984: The Appraised value of \$730 in 2025 as compared to \$520 in 2020 is a 40.38% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	800 800	0 0	730 730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	630 630	570 570	Lease: 89400 Type: REAL Owner #: 32631 Legal: CROW G/U (02) FAULCONER ENERGY AB 15 PETE FULLENWIDER SURV WELL 2 RRC 89400  .040367 Royalty Interest Category: G1 Railroad #: 89400  HB1984: The Appraised value of \$570 in 2025 as compared to \$450 in 2020 is a 26.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	630 630	0 0	570 570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	C 150 C 150	200 200	Lease: 93993 Type: REAL Owner #: 32631 Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB 15 PETER FULLENWIDER SURV WELL 1 RRC 93993  .010173 Royalty Interest Category: G1 Railroad #: 93993  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	150 150	20 20	180 180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	2,280	18,800	Lease: 426721	Type: REAL	Owner #: 32631
NORTH ZULCH ISD	C	2,280	18,800	Legal: KANKEY (3H)		
				WILDFIRE ENERGY		
				AB 15 P H FULLENWIDER SURVEY		
				WELL #1H RRC# 26721		
				.033744 Royalty Interest		
				Category: G1		
				Railroad #: 26721		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$18,800 in 2025 as compared to \$7,340 in 2020 is a 156.13% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	2,280	16,060	2,740			
NORTH ZULCH ISD	2,280	16,060	2,740			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	19,190	25,730	Lease: 758347	Type: REAL	Owner #: 32631
NORTH ZULCH ISD	C	19,190	25,730	Legal: CROW UNIT A 1H & 2H		
				WILDFIRE ENGERY OPER		
				AB 15 P H FULLENWIDER SURVEY		
				WELL 1H & 2H RRC 26772		
				.018851 Royalty Interest		
				Category: G1		
				Railroad #: 26772		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$25,730 in 2025 as compared to \$3,840 in 2020 is a 570.05% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	19,190	2,700	23,030			
NORTH ZULCH ISD	19,190	2,700	23,030			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	2,280	15,390	Lease: 772417	Type: REAL	Owner #: 32631
NORTH ZULCH ISD	C	2,280	15,390	Legal: KANKEY (1H) (2H)		
				WILDFIRE ENERGY		
				AB 15 P H FULLENWIDER		
				WELL #1H RRC# 26721		
				.033744 Royalty Interest		
				Category: G1		
				Railroad #: 26721		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$15,390 in 2025 as compared to \$13,630 in 2020 is a 12.91% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	2,280	12,650	2,740			
NORTH ZULCH ISD	2,280	12,650	2,740			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		14,890	16,870	Lease: 781501	Type: REAL	Owner #: 32631
NORTH ZULCH ISD		14,890	16,870	Legal: CROW UNIT B 1H		
				WILDFIRE ENGERY OPER		
				AB 15 P H FULLENWIDER SURVEY		
				WELL 1H RRC 27011		
				.039092 Royalty Interest		
				Category: G1		
				Railroad #: 27011		
HB1984: The Appraised value of \$16,870 in 2025 as compared to \$16,770 in 2020 is a .60% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	14,890	0	16,870			
NORTH ZULCH ISD	14,890	0	16,870			

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	94,280	31,430	88,130		
NORTH ZULCH ISD	94,280	31,430	88,130		