

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

ANDREWS JOHN M FAMILY TRUST
T GOODSON & J C ANDREWS
4124 FM 39 RD S
NORTH ZULCH TX 77872-6758

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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: 33310 65

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	1,030 1,030	1,220 1,220	Lease: 25636 Type: REAL Owner #: 33310 Legal: ADAMS (1H) WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL 1H RRC 25636 .003176 Royalty Interest Category: G1 Railroad #: 25636
HB1984: The Appraised value of \$1,220 in 2025 as compared to \$620 in 2020 is a 96.77% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,030 1,030	0 0	1,220 1,220

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	2,130	8,670	Lease: 25944 Type: REAL Owner #: 33310		
NORTH ZULCH ISD	C	2,130	8,670	Legal: HOPPER (1H) WILDFIRE ENERGY AB-15 PETER FULLENWINDER SURV RRC #25944 .016784 Royalty Interest Category: G1 Railroad #: 25944		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		2,130	6,110	2,560		
NORTH ZULCH ISD		2,130	6,110	2,560		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	710	2,890	Lease: 25944 Type: REAL Owner #: 33310		
NORTH ZULCH ISD	C	710	2,890	Legal: HOPPER (1H) WILDFIRE ENERGY AB-15 PETER FULLENWINDER SURV RRC #25944 .005595 Override Royalty Category: G1 Railroad #: 25944		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		710	2,040	850		
NORTH ZULCH ISD		710	2,040	850		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		14,870	11,280	Lease: 26724 Type: REAL Owner #: 33310		
NORTH ZULCH ISD		14,870	11,280	Legal: MARLIN (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #2H RRC# 26724 .018612 Royalty Interest Category: G1 Railroad #: 26724		
HB1984: The Appraised value of \$11,280 in 2025 as compared to \$25,130 in 2020 is a 55.11% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		14,870	0	11,280		
NORTH ZULCH ISD		14,870	0	11,280		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		4,660	3,530	Lease: 26724 Type: REAL Owner #: 33310		
NORTH ZULCH ISD		4,660	3,530	Legal: MARLIN (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #2H RRC# 26724 .005828 Override Royalty Category: G1 Railroad #: 26724		
HB1984: The Appraised value of \$3,530 in 2025 as compared to \$7,870 in 2020 is a 55.15% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		4,660	0	3,530		
NORTH ZULCH ISD		4,660	0	3,530		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	20,490 20,490	12,500 12,500	Lease: 27597 Type: REAL Owner #: 33310 Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL 1H RRC 27597 .005947 Royalty Interest Category: G1 Railroad #: 27597 HB1984: The Appraised value of \$12,500 in 2025 as compared to \$25,520 in 2020 is a 51.02% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	20,490 20,490	0 0	12,500 12,500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	4,580 4,580	2,800 2,800	Lease: 27597 Type: REAL Owner #: 33310 Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL 1H RRC 27597 .001330 Override Royalty Category: G1 Railroad #: 27597 HB1984: The Appraised value of \$2,800 in 2025 as compared to \$5,710 in 2020 is a 50.96% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	4,580 4,580	0 0	2,800 2,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	30 30	40 40	Lease: 93993 Type: REAL Owner #: 33310 Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB 15 PETER FULLENWIDER SURV WELL 1 RRC 93993 .002051 Royalty Interest Category: G1 Railroad #: 93993 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	30 30	0 0	40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	990 990	990 990	Lease: 105356 Type: REAL Owner #: 33310 Legal: ANDREWS J M (01) WILDFIRE ENERGY AB 15 PETER FULLENSIDER SUR WELL 1 RRC 105356 .016188 Royalty Interest Category: G1 Railroad #: 105356 HB1984: The Appraised value of \$990 in 2025 as compared to \$1,250 in 2020 is a 20.80% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	990 990	0 0	990 990

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD		290 290	290 290	Lease: 105356 Type: REAL Owner #: 33310 Legal: ANDREWS J M (01) WILDFIRE ENERGY AB 15 PETER FULLENSIDER SUR WELL 1 RRC 105356 .004771 Override Royalty Category: G1 Railroad #: 105356 HB1984: The Appraised value of \$290 in 2025 as compared to \$370 in 2020 is a 21.62% decrease.	
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD	290 290		0 0	290 290	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD		60 60	470 470	Lease: 426721 Type: REAL Owner #: 33310 Legal: KANKEY (3H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #1H RRC# 26721 .000848 Royalty Interest Category: G1 Railroad #: 26721 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$470 in 2025 as compared to \$180 in 2020 is a 161.11% increase.	
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD	60 60		400 400	70 70	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD		60 60	390 390	Lease: 772417 Type: REAL Owner #: 33310 Legal: KANKEY (1H) (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER WELL #1H RRC# 26721 .000848 Royalty Interest Category: G1 Railroad #: 26721 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$390 in 2025 as compared to \$340 in 2020 is a 14.71% increase.	
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD	60 60		320 320	70 70	

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	49,900 49,900	8,870 8,870	36,200 36,200		