

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 BETTY BELL  
4124 FM 39 RD S  
NORTH ZULCH TX 77872-6758



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:	34193 58
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	7,850	12,360	Lease: 10535 Type: REAL Owner #: 34193
MADISNVILLE Cisd	C	7,850	12,360	Legal: OSR-HALLIDAY UNIT WOODBINE PROD LEON COUNTY-41% AB-29 F DEL VALLE ETAL SURVEY  .000708 Royalty Interest Category: G1 Railroad #: 10535
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$12,360 in 2025 as compared to \$5,030 in 2020 is a 145.73% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	7,850	2,940	9,420	
MADISNVILLE Cisd	7,850	2,940	9,420	

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	1,030 1,030	1,220 1,220	Lease: 25636 Type: REAL Owner #: 34193 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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	C 2,130 2,130	8,670 8,670	Lease: 25944 Type: REAL Owner #: 34193 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 NORTH ZULCH ISD	2,130 2,130	6,110 6,110	2,560 2,560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	C 710 710	2,890 2,890	Lease: 25944 Type: REAL Owner #: 34193 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 NORTH ZULCH ISD	710 710	2,040 2,040	850 850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	14,870 14,870	11,280 11,280	Lease: 26724 Type: REAL Owner #: 34193 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 NORTH ZULCH ISD	14,870 14,870	0 0	11,280 11,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	4,660 4,660	3,530 3,530	Lease: 26724 Type: REAL Owner #: 34193 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 NORTH ZULCH ISD	4,660 4,660	0 0	3,530 3,530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	20,490 20,490	12,510 12,510	Lease: 27597 Type: REAL Owner #: 34193 Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL 1H RRC 27597  .005948 Royalty Interest Category: G1 Railroad #: 27597  HB1984: The Appraised value of \$12,510 in 2025 as compared to \$25,520 in 2020 is a 50.98% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	20,490 20,490	0 0	12,510 12,510

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 #: 34193 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 #: 34193 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	980 980	Lease: 105356 Type: REAL Owner #: 34193 Legal: ANDREWS J M (01) WILDFIRE ENERGY AB 15 PETER FULLENSIDER SUR WELL 1 RRC 105356  .016102 Royalty Interest Category: G1 Railroad #: 105356  HB1984: The Appraised value of \$980 in 2025 as compared to \$1,240 in 2020 is a 20.97% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	990 990	0 0	980 980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	290 290	290 290	Lease: 105356 Type: REAL Owner #: 34193 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	C	60	470	Lease: 426721    Type: REAL    Owner #:    34193		
NORTH ZULCH ISD	C	60	470	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	60		400	70		
NORTH ZULCH ISD	60		400	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	60	390	Lease: 772417    Type: REAL    Owner #:    34193		
NORTH ZULCH ISD	C	60	390	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		60	320	70		
NORTH ZULCH ISD		60	320	70		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	57,750	11,810	45,620		
MADISNVLE CISD	7,850	2,940	9,420		
NORTH ZULCH ISD	49,900	8,870	36,200		

