

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

PRUITT AARON & ANNE  
28837 PLEASANT GROVE RD  
NORTH ZULCH TX 77872-6233



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: 35485 2313  
  
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	3,220 3,220	2,840 2,840	Lease: 25382 Type: REAL Owner #: 35485 Legal: CATTLEMAN 1H & 2H WILDFIRE ENERGY AB 56 J R BURTS SURVEY  .003753 Royalty Interest Category: G1 Railroad #: 25382
HB1984: The Appraised value of \$2,840 in 2025 as compared to \$12,490 in 2020 is a 77.26% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,220 3,220	0 0	2,840 2,840

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	320	510	Lease: 770946    Type: REAL    Owner #: 35485		
NORTH ZULCH ISD	C	320	510	Legal: GRANT (01) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1    RRC# 27012  .000997 Royalty Interest Category:        G1 Railroad #:                27012		
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$510 in 2025				as compared to \$1,120 in 2020 is a 54.46% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	320	130	380			
NORTH ZULCH ISD	320	130	380			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		10	10	Lease: 772542    Type: REAL    Owner #:    35485		
NORTH ZULCH ISD		10	10	Legal: WAYLON (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H    RRC# 26942  .000285 Royalty Interest Category:        G1 Railroad #:                26942		
HB1984: The Appraised value of \$10 in 2025 as compared to \$160 in 2020 is a 93.75% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	10	0	10			
NORTH ZULCH ISD	10	0	10			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	360	310	Lease: 787550    Type: REAL    Owner #:    35485		
NORTH ZULCH ISD	C	360	310	Legal: LEE (1H) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1H    RRC# 27231  .000705 Royalty Interest Category:        G1 Railroad #:                27231		
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$310 in 2025				as compared to \$110 in 2020 is a 181.82% increase.		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	252		10	300		
NORTH ZULCH ISD	252		10	300		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		230	100	Lease: 790236    Type: REAL    Owner #:    35485		
NORTH ZULCH ISD		230	100	Legal: CATTLEMAN (ALLOC) 5H WILDFIRE ENERGY AB 226 J VAUGHN SURVEY WELL 5H RRC 27040  .002943 Royalty Interest Category:        G1 Railroad #:                27040		
HB1984: The Appraised value of \$100 in 2025				as compared to \$1,080 in 2020 is a 90.74% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	230	0	100			
NORTH ZULCH ISD	230	0	100			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	60 60	50 50	Lease: 797229 Type: REAL Owner #: 35485 Legal: PAVELOCK (ALLOC) (4H) WILDFIRE ENERGY AB 226 J VAUGHN SURVEY WELL #4H RRC# 27035  .001201 Royalty Interest Category: G1 Railroad #: 27035  HB1984: The Appraised value of \$50 in 2025 as compared to \$560 in 2020 is a 91.07% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	60 60	0 0	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,870 1,870	1,420 1,420	Lease: 838915 Type: REAL Owner #: 35485 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598  .001013 Royalty Interest Category: G1 Railroad #: 27598  HB1984: The Appraised value of \$1,420 in 2025 as compared to \$4,250 in 2020 is a 66.59% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,870 1,870	0 0	1,420 1,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,020 5,020	2,650 2,650	Lease: 1125382 Type: REAL Owner #: 35485 Legal: CATTLEMAN 3H & 4H WILDFIRE ENERGY OPER AB 56 J R BURTS SURVEY  .004004 Royalty Interest Category: G1 Railroad #: 25382  No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,020 5,020	0 0	2,650 2,650

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	10,982	140	7,750		
NORTH ZULCH ISD	10,982	140	7,750		

