

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

HICKMAN GEORGIA ANN  
PO BOX 477  
NORTH ZULCH TX 77872



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:	39072 1263
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 MADISNVLE Cisd		2,510 2,510	1,710 1,710	Lease: 24292    Type: REAL    Owner #: 39072 Legal: BSR (SUB-CLARKSVILLE) UNIT BARROW-SHAVER RES AB 155 THOMAS MCDUGALD SUR RRC 24292  .000942 Royalty Interest Category: G1 Railroad #: 24292	
HB1984: The Appraised value of \$1,710 in 2025 as compared to \$440 in 2020 is a 288.64% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY MADISNVLE Cisd		2,510 2,510	0 0	1,710 1,710	

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	60 60	60 60	Lease: 62798 Type: REAL Owner #: 39072 Legal: CROW FDC G/U (01) FAULCONER ENERGY AB 15 P FULLENWIDER SURVEY WELL 1 RRC 62798  .003190 Royalty Interest Category: G1 Railroad #: 62798  HB1984: The Appraised value of \$60 in 2025 as compared to \$40 in 2020 is a 50.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	60 60	0 0	60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	50 50	50 50	Lease: 89400 Type: REAL Owner #: 39072 Legal: CROW G/U (02) FAULCONER ENERGY AB 15 PETE FULLENWIDER SURV WELL 2 RRC 89400  .003190 Royalty Interest Category: G1 Railroad #: 89400  HB1984: The Appraised value of \$50 in 2025 as compared to \$40 in 2020 is a 25.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	50 50	0 0	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	90 90	50 50	Lease: 144568 Type: REAL Owner #: 39072 Legal: BOOZER NELLIE (03) WILDFIRE ENERGY AB 16 ALFRED GEE SURVEY WELL 3 RRC 144568  .004080 Royalty Interest Category: G1 Railroad #: 144568  HB1984: The Appraised value of \$50 in 2025 as compared to \$130 in 2020 is a 61.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	90 90	0 0	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	C 1,890 C 1,890	1,770 1,770	Lease: 425587 Type: REAL Owner #: 39072 Legal: BOOZER NELLIE 5H WILDFIRE ENERGY AB 16 A GEE SURVEY WELL 5H RRC 25587  .005033 Royalty Interest Category: G1 Railroad #: 25587  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,770 in 2025 as compared to \$2,060 in 2020 is a 14.08% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	744 744	880 880	890 890

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,810 1,810	2,060 2,060	Lease: 781501    Type: REAL    Owner #: 39072 Legal: CROW UNIT B 1H WILDFIRE ENGERY OPER AB 15   P H FULLENWIDER SURVEY WELL 1H RRC 27011  .004762 Royalty Interest Category: G1 Railroad #: 27011  HB1984: The Appraised value of \$2,060 in 2025 as compared to \$2,040 in 2020 is a .98% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,810 1,810	0 0	2,060 2,060

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	5,264	880	4,820		
MADISNVILLE CISD	2,510	0	1,710		
NORTH ZULCH ISD	2,754	880	3,110		

