

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

BAKER BRIAN ROY  
7188 FM 39 RD S  
NORTH ZULCH TX 77872-6268



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: 39665 122  
  
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	470	1,230	Lease: 25892 Type: REAL Owner #: 39665
NORTH ZULCH ISD	C	470	1,230	Legal: PAVELock (1H) (2H) WILDFIRE ENERGY AB-169 A MONTGOMERY SURVEY  .013226 Royalty Interest Category: G1 Railroad #: 25892
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,230 in 2025 as compared to \$7,820 in 2020 is a 84.27% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	470	663	567	
NORTH ZULCH ISD	470	663	567	

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	370 370	170 170	Lease: 27291 Type: REAL Owner #: 39665 Legal: H P (ALLOCATION) (1H) WILDFIRE ENERGY AB 169 A MONTGOMERY SURVEY WELL #1H RRC# 27291  .000838 Royalty Interest Category: G1 Railroad #: 27291  HB1984: The Appraised value of \$170 in 2025 as compared to \$380 in 2020 is a 55.26% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	370 370	0 0	170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	4,170 4,170	2,730 2,730	Lease: 744795 Type: REAL Owner #: 39665 Legal: GATLIN (1H) WILDFIRE ENERGY AB-169 A MONTGOMERY SURVEY WELL #1H RRC# 26254  .011161 Royalty Interest Category: G1 Railroad #: 26254  HB1984: The Appraised value of \$2,730 in 2025 as compared to \$13,260 in 2020 is a 79.41% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	4,170 4,170	0 0	2,730 2,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,490 3,490	620 620	Lease: 797228 Type: REAL Owner #: 39665 Legal: PAVELOCK (ALLOC) (3H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #3H RRC# 27110  .009474 Royalty Interest Category: G1 Railroad #: 27110  HB1984: The Appraised value of \$620 in 2025 as compared to \$8,530 in 2020 is a 92.73% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,490 3,490	0 0	620 620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	480 480	360 360	Lease: 797229 Type: REAL Owner #: 39665 Legal: PAVELOCK (ALLOC) (4H) WILDFIRE ENERGY AB 226 J VAUGHN SURVEY WELL #4H RRC# 27035  .009253 Royalty Interest Category: G1 Railroad #: 27035  HB1984: The Appraised value of \$360 in 2025 as compared to \$4,260 in 2020 is a 91.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	480 480	0 0	360 360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,300 1,300	990 990	Lease: 838915    Type: REAL    Owner #: 39665 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598  .000708 Royalty Interest Category: G1 Railroad #: 27598  HB1984: The Appraised value of \$990 in 2025 as compared to \$2,950 in 2020 is a 66.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,300 1,300	0 0	990 990

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	10,280 10,280	663 663	5,437 5,437		

