

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

HUNT TODD M
8117 PRESTON RD/STE 600 LB 16W
DALLAS TX 75225-6023



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:	45323 1367
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	870 870	560 560	Lease: 11636 Type: REAL Owner #: 45323 Legal: GIBBS BROTHERS (2H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY RRC #11636 .002877 Override Royalty Category: G1 Railroad #: 11636
HB1984: The Appraised value of \$560 in 2025 as compared to \$1,340 in 2020 is a 58.21% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	870 870	0 0	560 560

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		300 300	Lease: 15528 Type: REAL Owner #: 45323 Legal: GOLDSMITH-BENGE A Y (01) GOLDSMITH OPERATING AB-25 JOHN PAYNE SURVEY RRC #15528 .003750 Override Royalty Category: G1 Railroad #: 15528 HB1984: The Appraised value of \$300 in 2025 as compared to \$220 in 2020 is a 36.36% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	0 0	0 0	300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	C 900 C 900	1,390 1,390	Lease: 16714 Type: REAL Owner #: 45323 Legal: GOLDSMITH-BENGE A Y (02) GOLDSMITH OPERATING AB-91 R H DUNHAM SURVEY RRC #16714 .003750 Override Royalty Category: G1 Railroad #: 16714 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,390 in 2025 as compared to \$550 in 2020 is a 152.73% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	900 900	310 310	1,080 1,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	4,450 4,450	4,100 4,100	Lease: 25266 Type: REAL Owner #: 45323 Legal: BENGE UNIT (1H) CML EXPLORATION LLC .003750 Override Royalty Category: G1 Railroad #: 25266 HB1984: The Appraised value of \$4,100 in 2025 as compared to \$3,510 in 2020 is a 16.81% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	4,450 4,450	0 0	4,100 4,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	50 50	20 20	Lease: 25964 Type: REAL Owner #: 45323 Legal: DUNMAN-WILSON 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 25964 .001193 Override Royalty Category: G1 Railroad #: 25964 HB1984: The Appraised value of \$20 in 2025 as compared to \$300 in 2020 is a 93.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	50 50	0 0	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,000 2,000	1,320 1,320	Lease: 25966 Type: REAL Owner #: 45323 Legal: WILSON J D (5H) WILDFIRE ENERGY AB-93 E EDWARDS SURVEY .003697 Override Royalty Category: G1 Railroad #: 25966 HB1984: The Appraised value of \$1,320 in 2025 as compared to \$2,370 in 2020 is a 44.30% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,000 2,000	0 0	1,320 1,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	C 830 C	1,070 1,070	Lease: 782968 Type: REAL Owner #: 45323 Legal: COUNTY LINE 2H WILDFIRE ENERGY AB 93 E EDWARDS SURVEY WELL 2H RRC 27028 .003685 Override Royalty Category: G1 Railroad #: 27028 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,070 in 2025 as compared to \$2,460 in 2020 is a 56.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	830 830	70 70	1,000 1,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	880 880	530 530	Lease: 784903 Type: REAL Owner #: 45323 Legal: DALLAS 1H WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL 1H RRC 27022 .003686 Override Royalty Category: G1 Railroad #: 27022 HB1984: The Appraised value of \$530 in 2025 as compared to \$1,360 in 2020 is a 61.03% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	880 880	0 0	530 530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,080 1,080	1,160 1,160	Lease: 784905 Type: REAL Owner #: 45323 Legal: WILSON (7H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #7H RRC# 27025 .003685 Override Royalty Category: G1 Railroad #: 27025 HB1984: The Appraised value of \$1,160 in 2025 as compared to \$1,420 in 2020 is a 18.31% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,080 1,080	0 0	1,160 1,160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	90 90	50 50	Lease: 785386 Type: REAL Owner #: 45323 Legal: WAYNE (ALLOCATION) (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 27029 .003668 Override Royalty Category: G1 Railroad #: 27029 HB1984: The Appraised value of \$50 in 2025 as compared to \$200 in 2020 is a 75.00% 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	60 60	60 60	Lease: 785646 Type: REAL Owner #: 45323 Legal: CLARK (ALLOCATION) 1H WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL 1H RRC 26976 .000727 Override Royalty Category: G1 Railroad #: 26976 HB1984: The Appraised value of \$60 in 2025 as compared to \$90 in 2020 is a 33.33% decrease.		
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	90 90	20 20	Lease: 785913 Type: REAL Owner #: 45323 Legal: DUNMAN-WILSON 3H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 3H RRC 27026 .000615 Override Royalty Category: G1 Railroad #: 27026 HB1984: The Appraised value of \$20 in 2025 as compared to \$260 in 2020 is a 92.31% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	90 90	0 0	20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	40 40	10 10	Lease: 785914 Type: REAL Owner #: 45323 Legal: DUNMAN-WILSON 4H WILDFIRE ENERGY AN 97 THOS FITZGERALD SURVEY WELL 4H RRC 27082 .000320 Override Royalty Category: G1 Railroad #: 27082 HB1984: The Appraised value of \$10 in 2025 as compared to \$100 in 2020 is a 90.00% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	40 40	0 0	10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,160 1,160	760 760	Lease: 835951 Type: REAL Owner #: 45323 Legal: FLEMING J ROB (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27530 .000721 Override Royalty Category: G1 Railroad #: 27530 HB1984: The Appraised value of \$760 in 2025 as compared to \$2,550 in 2020 is a 70.20% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,080 1,080	0 0	760 760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,800 5,800	4,460 4,460	Lease: 836189 Type: REAL Owner #: 45323 Legal: RAINIER (1H) WILDFIRE ENERGY AB 93 E EDWARDS SURVEY WELL #1H RRC# 27503 .003667 Override Royalty Category: G1 Railroad #: 27503 HB1984: The Appraised value of \$4,460 in 2025 as compared to \$10,010 in 2020 is a 55.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,800 5,800	0 0	4,460 4,460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	780 780	540 540	Lease: 843672 Type: REAL Owner #: 45323 Legal: BRAZOS (ALLOCATION) 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 27528 .000310 Override Royalty Category: G1 Railroad #: 27528 HB1984: The Appraised value of \$540 in 2025 as compared to \$1,420 in 2020 is a 61.97% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	780 780	0 0	540 540

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	19,000	380	15,970		
NORTH ZULCH ISD	19,000	380	15,970		

