

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

WILLEMS GREGORY S
4407 KAUFFMAN DR
MANHATTAN KS 66503-8223



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:	47353 3112
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	1,740 1,740	1,540 1,540	Lease: 25382 Type: REAL Owner #: 47353 Legal: CATTLEMAN 1H & 2H WILDFIRE ENERGY AB 56 J R BURTS SURVEY .002029 Royalty Interest Category: G1 Railroad #: 25382
HB1984: The Appraised value of \$1,540 in 2025 as compared to \$6,750 in 2020 is a 77.19% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,740 1,740	0 0	1,540 1,540

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	160	260	Lease: 770946	Type: REAL	Owner #: 47353
NORTH ZULCH ISD	C	160	260	Legal: GRANT (01)		
				WILDFIRE ENERGY		
				AB 25 J PAYNE SURVEY		
				WELL #1 RRC# 27012		
				.000505 Royalty Interest		
				Category: G1		
				Railroad #: 27012		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$260 in 2025 as compared to \$570 in 2020 is a 54.39% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	160	70	190			
NORTH ZULCH ISD	160	70	190			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		180	160	Lease: 787550	Type: REAL	Owner #: 47353
NORTH ZULCH ISD		180	160	Legal: LEE (1H)		
				WILDFIRE ENERGY		
				AB 25 J PAYNE SURVEY		
				WELL #1H RRC# 27231		
				.000356 Royalty Interest		
				Category: G1		
				Railroad #: 27231		
HB1984: The Appraised value of \$160 in 2025 as compared to \$60 in 2020 is a 166.67% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	132	0	160			
NORTH ZULCH ISD	132	0	160			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	210	330	Lease: 790229	Type: REAL	Owner #: 47353
NORTH ZULCH ISD	C	210	330	Legal: WHITMAN (1H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #1H RRC# 27031		
				.005626 Royalty Interest		
				Category: G1		
				Railroad #: 27031		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$330 in 2025 as compared to \$560 in 2020 is a 41.07% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	210	80	250			
NORTH ZULCH ISD	210	80	250			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		430	200	Lease: 790236	Type: REAL	Owner #: 47353
NORTH ZULCH ISD		430	200	Legal: CATTLEMAN (ALLOC) 5H		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL 5H RRC 27040		
				.005643 Royalty Interest		
				Category: G1		
				Railroad #: 27040		
HB1984: The Appraised value of \$200 in 2025 as compared to \$2,070 in 2020 is a 90.34% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	430	0	200			
NORTH ZULCH ISD	430	0	200			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	30 30	20 20	Lease: 797229 Type: REAL Owner #: 47353 Legal: PAVELOCK (ALLOC) (4H) WILDFIRE ENERGY AB 226 J VAUGHN SURVEY WELL #4H RRC# 27035 .000608 Royalty Interest Category: G1 Railroad #: 27035 HB1984: The Appraised value of \$20 in 2025 as compared to \$280 in 2020 is a 92.86% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	30 30	0 0	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,420 6,420	4,870 4,870	Lease: 838915 Type: REAL Owner #: 47353 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598 .003484 Royalty Interest Category: G1 Railroad #: 27598 HB1984: The Appraised value of \$4,870 in 2025 as compared to \$14,610 in 2020 is a 66.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,420 6,420	0 0	4,870 4,870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,540 2,540	1,350 1,350	Lease: 1125382 Type: REAL Owner #: 47353 Legal: CATTLEMAN 3H & 4H WILDFIRE ENERGY OPER AB 56 J R BURTS SURVEY .002029 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	2,540 2,540	0 0	1,350 1,350

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	11,662	150	8,580		
NORTH ZULCH ISD	11,662	150	8,580		

