

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

PIESCHE MICHAEL J & SHERRI R  
24702 PORTHCAWL CT  
KATY TX 77494-6170



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:	48267 2249
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	1,590 1,590	1,410 1,410	Lease: 25382 Type: REAL Owner #: 48267 Legal: CATTLEMAN 1H & 2H WILDFIRE ENERGY AB 56 J R BURTS SURVEY  .001855 Royalty Interest Category: G1 Railroad #: 25382
HB1984: The Appraised value of \$1,410 in 2025 as compared to \$6,170 in 2020 is a 77.15% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,590 1,590	0 0	1,410 1,410

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	150	230	Lease: 770946    Type: REAL    Owner #: 48267		
NORTH ZULCH ISD	C	150	230	Legal: GRANT (01) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1    RRC# 27012  .000462 Royalty Interest Category:        G1 Railroad #:                27012		
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$230 in 2025				as compared to \$520 in 2020 is a 55.77% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	150	50	180			
NORTH ZULCH ISD	150	50	180			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		170	140	Lease: 787550    Type: REAL    Owner #: 48267		
NORTH ZULCH ISD		170	140	Legal: LEE (1H) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1H    RRC# 27231  .000326 Royalty Interest Category:        G1 Railroad #:                27231		
HB1984: The Appraised value of \$140 in 2025				as compared to \$50 in 2020 is a 180.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	120	0	140			
NORTH ZULCH ISD	120	0	140			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		110	50	Lease: 790236    Type: REAL    Owner #: 48267	
NORTH ZULCH ISD		110	50	Legal: CATTLEMAN (ALLOC) 5H WILDFIRE ENERGY AB 226 J VAUGHN SURVEY WELL 5H RRC 27040  .001363 Royalty Interest Category: G1 Railroad #: 27040	
HB1984: The Appraised value of \$50 in 2025 as compared to \$500 in 2020 is a 90.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	110	0	50		
NORTH ZULCH ISD	110	0	50		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		30	20	Lease: 797229	Type: REAL	Owner #: 48267
NORTH ZULCH ISD		30	20	Legal: PAVELOCK (ALLOC) (4H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #4H RRC# 27035		
				.000556 Royalty Interest		
				Category: G1		
				Railroad #: 27035		
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	30	0	20			
NORTH ZULCH ISD	30	0	20			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	820 820	620 620	Lease: 838915 Type: REAL Owner #: 48267 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598  .000443 Royalty Interest Category: G1 Railroad #: 27598  HB1984: The Appraised value of \$620 in 2025 as compared to \$1,860 in 2020 is a 66.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	820 820	0 0	620 620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,330 2,330	1,230 1,230	Lease: 1125382 Type: REAL Owner #: 48267 Legal: CATTLEMAN 3H & 4H WILDFIRE ENERGY OPER AB 56 J R BURTS SURVEY  .001855 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	2,330 2,330	0 0	1,230 1,230

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	5,150	50	3,650		
NORTH ZULCH ISD	5,150	50	3,650		

