

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

NELSON KENNETH C
BARTON OAKS PLAZA ONE STE 430
901 S MO PAC EXPY
AUSTIN TX 78746-5776



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: 49649 2053

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	10 10	10 10	Lease: 24968 Type: REAL Owner #: 49649 Legal: HERBICH (1H) CML EXPLORATION LLC AB-25 JOHN PAYNE SURV RRC #24968 WELL #1H .002489 Royalty Interest Category: G1 Railroad #: 24968 HB1984: The Appraised value of \$10 in 2025 as compared to \$20 in 2020 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	10 10	0 0	10 10

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	7,710 7,710	8,700 8,700	Lease: 24985 Type: REAL Owner #: 49649 Legal: HERBICH UNIT (2H) CML EXPLORATION LLC AB-25 JOHN PAYNE SURVEY RRC #24985 WELL #2H .023020 Royalty Interest Category: G1 Railroad #: 24985 HB1984: The Appraised value of \$8,700 in 2025 as compared to \$9,560 in 2020 is a 9.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	7,710 7,710	0 0	8,700 8,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	6,770 6,770	4,870 4,870	Lease: 25187 Type: REAL Owner #: 49649 Legal: KENNEDY (01) CML EXPLORATION LLC AB-48 & 449 TONER PAYNE CRYER RRC #25187 .008146 Royalty Interest Category: G1 Railroad #: 25187 HB1984: The Appraised value of \$4,870 in 2025 as compared to \$5,500 in 2020 is a 11.45% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	6,770 6,770	0 0	4,870 4,870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,470 5,470	5,370 5,370	Lease: 25256 Type: REAL Owner #: 49649 Legal: CK (01) CML EXPLORATION LLC AB 79 & 166 A CLEMMONS SUR .011994 Royalty Interest Category: G1 Railroad #: 25256 HB1984: The Appraised value of \$5,370 in 2025 as compared to \$5,900 in 2020 is a 8.98% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,470 5,470	0 0	5,370 5,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	24,840 24,840	17,420 17,420	Lease: 25584 Type: REAL Owner #: 49649 Legal: OLTMANN (1H) (2H) WILDFIRE ENERGY AB-226 J VAUGHN SURVEY WELLS #1H & 2H RRC# 25584 .020720 Royalty Interest Category: G1 Railroad #: 25584 HB1984: The Appraised value of \$17,420 in 2025 as compared to \$33,260 in 2020 is a 47.62% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	24,840 24,840	0 0	17,420 17,420

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	170	880	Lease: 25770 Type: REAL Owner #: 49649		
NORTH ZULCH ISD	C	170	880	Legal: WIESE (1H) CML EXPLORATION AB-15 P H FULLENWIDER SURVEY .001362 Override Royalty Category: G1 Railroad #: 25770		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$880 in 2025 as compared to \$250 in 2020 is a 252.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	170	680	200			
NORTH ZULCH ISD	170	680	200			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		1,220	870	Lease: 25871 Type: REAL Owner #: 49649		
NORTH ZULCH ISD		1,220	870	Legal: HARRISON (1H) & (2H) CML EXPLORATION AB-15 PETER FULLENWINDER SURV RRC #25871 WELL #1H 2H .000747 Royalty Interest Category: G1 Railroad #: 25871		
HB1984: The Appraised value of \$870 in 2025				as compared to \$2,030 in 2020 is a 57.14% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,220	0	870			
NORTH ZULCH ISD	1,220	0	870			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		570	200	Lease: 25889 Type: REAL Owner #: 49649		
NORTH ZULCH ISD		570	200	Legal: CAMP 1H WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 25889 .006542 Royalty Interest Category: G1 Railroad #: 25889		
HB1984: The Appraised value of \$200 in 2025		as compared to \$2,080 in 2020 is a 90.38% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	570	0	200			
NORTH ZULCH ISD	570	0	200			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		560	350	Lease: 25980 Type: REAL Owner #: 49649		
NORTH ZULCH ISD		560	350	Legal: STILLWAGON (1H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY RRC# 25980 .006455 Royalty Interest Category: G1 Railroad #: 25980		
HB1984: The Appraised value of \$350 in 2025				as compared to \$20,190 in 2020 is a 98.27% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	560	0	350			
NORTH ZULCH ISD	560	0	350			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2020 Hist	560 560	350 350	Lease: 110002 Type: REAL Owner #: 49649 Legal: STILLWAGON (2H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY .006455 Royalty Interest Category: G1 Railroad #: 25980		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	560 560	0 0	350 350		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2020 Hist	560 560	350 350	Lease: 110003 Type: REAL Owner #: 49649 Legal: STILLWAGON (3H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY .006455 Royalty Interest Category: G1 Railroad #: 25980		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	560 560	0 0	350 350		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2020 Hist	560 560	350 350	Lease: 110004 Type: REAL Owner #: 49649 Legal: STILLWAGON (4H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY .006455 Royalty Interest Category: G1 Railroad #: 25980		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	560 560	0 0	350 350		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD HB1984: The Appraised value of \$1,200 in 2025 as compared to \$4,690 in 2020 is a 74.41% decrease.	2,370 2,370	1,200 1,200	Lease: 727146 Type: REAL Owner #: 49649 Legal: DAINITY WILFRED (ALLOC) 2H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 2H RRC 26936 .012315 Royalty Interest Category: G1 Railroad #: 26936		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	2,370 2,370	0 0	1,200 1,200		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,520 3,520	2,150 2,150	Lease: 742486 Type: REAL Owner #: 49649 Legal: REMINGTON (1H) (2H) WILDFIRE ENERGY AB-32 WILLIAM TOWNSEND SURVEY RRC# 26505 .002765 Royalty Interest Category: G1 Railroad #: 26505 HB1984: The Appraised value of \$2,150 in 2025 as compared to \$3,750 in 2020 is a 42.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,520 3,520	0 0	2,150 2,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	550 550	240 240	Lease: 755314 Type: REAL Owner #: 49649 Legal: BERETTA 1H WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 26320 .011999 Royalty Interest Category: G1 Railroad #: 26320 HB1984: The Appraised value of \$240 in 2025 as compared to \$5,500 in 2020 is a 95.64% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	550 550	0 0	240 240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	260 260	130 130	Lease: 785217 Type: REAL Owner #: 49649 Legal: RANGER (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27030 .003112 Royalty Interest Category: G1 Railroad #: 27030 HB1984: The Appraised value of \$130 in 2025 as compared to \$850 in 2020 is a 84.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	260 260	0 0	130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	7,510 7,510	3,910 3,910	Lease: 789278 Type: REAL Owner #: 49649 Legal: GREY (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27033 .011616 Royalty Interest Category: G1 Railroad #: 27033 HB1984: The Appraised value of \$3,910 in 2025 as compared to \$7,200 in 2020 is a 45.69% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	7,510 7,510	0 0	3,910 3,910

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	1,280	1,550	Lease: 789284 Type: REAL Owner #: 49649		
NORTH ZULCH ISD	C	1,280	1,550	Legal: MORRIS (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27034 .011749 Royalty Interest Category: G1 Railroad #: 27034		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,550 in 2025 as compared to \$1,980 in 2020 is a 21.72% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,280	10	1,540			
NORTH ZULCH ISD	1,280	10	1,540			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		1,490	1,440	Lease: 791641 Type: REAL Owner #: 49649		
NORTH ZULCH ISD		1,490	1,440	Legal: O'BRIEN (ALLOCATION) (1H)		
				WILDFIRE ENERGY		
				AB 160 J MCGUIRE SURVEY		
				WELL #1H RRC# 27093		
				.014246 Royalty Interest		
				Category: G1		
				Railroad #: 27093		
HB1984: The Appraised value of \$1,440 in 2025 as compared to \$8,160 in 2020 is a 82.35% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		1,490	0	1,440		
NORTH ZULCH ISD		1,490	0	1,440		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		360	170	Lease: 820559 Type: REAL Owner #: 49649		
NORTH ZULCH ISD		360	170	Legal: RAIDER (ALLOCATION) (1H)		
				WILDFIRE ENERGY		
				AB 90 T P DAVEY SURVEY		
				WELL #1H RRC# 27437		
				.000926 Royalty Interest		
				Category: G1		
				Railroad #: 27437		
HB1984: The Appraised value of \$170 in 2025			as compared to	\$1,080 in 2020 is a 84.26% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	360	0	170			
NORTH ZULCH ISD	360	0	170			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		23,240	17,180	Lease: 837768 Type: REAL Owner #: 49649		
NORTH ZULCH ISD		23,240	17,180	Legal: KELLEY NED (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27613 .019826 Royalty Interest Category: G1 Railroad #: 27613		
HB1984: The Appraised value of \$17,180 in 2025 as compared to \$46,730 in 2020 is a 63.24% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	23,240	0	17,180			
NORTH ZULCH ISD	23,240	0	17,180			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	7,110 7,110	5,400 5,400	Lease: 838915 Type: REAL Owner #: 49649 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598 .003858 Royalty Interest Category: G1 Railroad #: 27598 HB1984: The Appraised value of \$5,400 in 2025 as compared to \$16,180 in 2020 is a 66.63% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	7,110 7,110	0 0	5,400 5,400

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 MADISNVILLE CISD	96,690 89,920 6,770	690 690 0	72,400 67,530 4,870		

