

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

VAN BODIN MICHAEL
6131 QUEENSWOOD LN
HOUSTON TX 77008-6340



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:	49910 2923
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		29,390 29,390	20,610 20,610	Lease: 25584 Type: REAL Owner #: 49910 Legal: OLTMANN (1H)(2H) WILDFIRE ENERGY AB-226 J VAUGHN SURVEY WELLS #1H & 2H RRC# 25584 .024509 Royalty Interest Category: G1 Railroad #: 25584	
HB1984: The Appraised value of \$20,610 in 2025 as compared to \$39,340 in 2020 is a 47.61% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD		29,390 29,390	0 0	20,610 20,610	

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	230 230	80 80	Lease: 25889 Type: REAL Owner #: 49910 Legal: CAMP 1H WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 25889 .002608 Royalty Interest Category: G1 Railroad #: 25889 HB1984: The Appraised value of \$80 in 2025 as compared to \$830 in 2020 is a 90.36% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	230 230	0 0	80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,480 2,480	1,250 1,250	Lease: 727146 Type: REAL Owner #: 49910 Legal: DAINTY WILFRED (ALLOC) 2H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 2H RRC 26936 .012877 Royalty Interest Category: G1 Railroad #: 26936 HB1984: The Appraised value of \$1,250 in 2025 as compared to \$4,910 in 2020 is a 74.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,480 2,480	0 0	1,250 1,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	920 920	170 170	Lease: 745536 Type: REAL Owner #: 49910 Legal: RUGER (1H) WILDFIRE ENERGY AB-54 JAMES E BLACK SURVEY WELL #1H RRC# 26214 .002096 Royalty Interest Category: G1 Railroad #: 26214 HB1984: The Appraised value of \$170 in 2025 as compared to \$850 in 2020 is a 80.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	920 920	0 0	170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	650 650	280 280	Lease: 755314 Type: REAL Owner #: 49910 Legal: BERETTA 1H WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 26320 .014193 Royalty Interest Category: G1 Railroad #: 26320 HB1984: The Appraised value of \$280 in 2025 as compared to \$6,500 in 2020 is a 95.69% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	650 650	0 0	280 280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	60 60	70 70	Lease: 767657 Type: REAL Owner #: 49910 Legal: BTR (ALLOCATION) 1H WILDFIRE ENERGY AB 54 J E BLACK SURVEY WELL 1H RRC 27004 .001165 Royalty Interest Category: G1 Railroad #: 27004 HB1984: The Appraised value of \$70 in 2025 as compared to \$140 in 2020 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	60 60	0 0	70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	8,020 8,020	4,170 4,170	Lease: 789278 Type: REAL Owner #: 49910 Legal: GREY (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27033 .012396 Royalty Interest Category: G1 Railroad #: 27033 HB1984: The Appraised value of \$4,170 in 2025 as compared to \$7,680 in 2020 is a 45.70% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	8,020 8,020	0 0	4,170 4,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	1,360 1,360	1,650 1,650	Lease: 789284 Type: REAL Owner #: 49910 Legal: MORRIS (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27034 .012498 Royalty Interest Category: G1 Railroad #: 27034 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,650 in 2025 as compared to \$2,100 in 2020 is a 21.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,360 1,360	20 20	1,630 1,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,770 1,770	1,700 1,700	Lease: 791641 Type: REAL Owner #: 49910 Legal: O'BRIEN (ALLOCATION) (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27093 .016851 Royalty Interest Category: G1 Railroad #: 27093 HB1984: The Appraised value of \$1,700 in 2025 as compared to \$9,660 in 2020 is a 82.40% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,770 1,770	0 0	1,700 1,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	27,150 27,150	20,070 20,070	Lease: 837768 Type: REAL Owner #: 49910 Legal: KELLEY NED (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27613 .023160 Royalty Interest Category: G1 Railroad #: 27613 HB1984: The Appraised value of \$20,070 in 2025 as compared to \$54,590 in 2020 is a 63.24% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	27,150 27,150	0 0	20,070 20,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	8,510 8,510	6,460 6,460	Lease: 838915 Type: REAL Owner #: 49910 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598 .004618 Royalty Interest Category: G1 Railroad #: 27598 HB1984: The Appraised value of \$6,460 in 2025 as compared to \$19,360 in 2020 is a 66.63% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	8,510 8,510	0 0	6,460 6,460

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	80,540	20	56,490		
NORTH ZULCH ISD	80,540	20	56,490		