

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

FOX HOLLOW IRREVOCABLE TRUST
CHERYL LINDBERG FLEMING-TTEE
PO BOX 38
NORTH ZULCH TX 77872-0038



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: 50098 953

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	3,030 3,030	2,300 2,300	Lease: 25314 Type: REAL Owner #: 50098 Legal: MACHAC (1H)(2H)(3H)(4H)(5H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY RRC #25314 .009325 Royalty Interest Category: G1 Railroad #: 25314
HB1984: The Appraised value of \$2,300 in 2025 as compared to \$15,530 in 2020 is a 85.19% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,030 3,030	0 0	2,300 2,300

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	470	3,230	Lease: 25347 Type: REAL Owner #: 50098		
NORTH ZULCH ISD	C	470	3,230	Legal: MILLER (1H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY .018730 Royalty Interest Category: G1 Railroad #: 25347		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		470	2,670	560		
NORTH ZULCH ISD		470	2,670	560		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		2,490	1,990	Lease: 27601 Type: REAL Owner #: 50098		
NORTH ZULCH ISD		2,490	1,990	Legal: MARCUS J FLEMING (ALLOC) #2H WILDFIRE ENERGY AB 176 NUNLEY A SURVEY WELL #2H RRC #27601 .000899 Royalty Interest Category: G1 Railroad #: 27601		
HB1984: The Appraised value of \$1,990 in 2025 as compared to \$3,860 in 2020 is a 48.45% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		2,490	0	1,990		
NORTH ZULCH ISD		2,490	0	1,990		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		27,540	21,430	Lease: 758115 Type: REAL Owner #: 50098		
NORTH ZULCH ISD		27,540	21,430	Legal: FLEMING CHERYL L UT(ALLOC)(1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC # 26859 .026506 Royalty Interest Category: G1 Railroad #: 26859		
HB1984: The Appraised value of \$21,430 in 2025 as compared to \$64,180 in 2020 is a 66.61% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		27,540	0	21,430		
NORTH ZULCH ISD		27,540	0	21,430		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		20	20	Lease: 772542 Type: REAL Owner #: 50098		
NORTH ZULCH ISD		20	20	Legal: WAYLON (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26942 .000463 Royalty Interest Category: G1 Railroad #: 26942		
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		20	0	20		
NORTH ZULCH ISD		20	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	2,070	6,500	Lease: 775598 Type: REAL Owner #: 50098		
NORTH ZULCH ISD	C	2,070	6,500	Legal: GEORGE (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27019 .018000 Royalty Interest Category: G1 Railroad #: 27019		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$6,500 in 2025 as compared to \$9,730 in 2020 is a 33.20% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	2,070	4,020	2,480			
NORTH ZULCH ISD	2,070	4,020	2,480			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION			
MADISON COUNTY	C	11,020	15,320	Lease: 781363	Type: REAL	Owner #: 50098	
NORTH ZULCH ISD	C	11,020	15,320	Legal: DIAMOND 7 2H	WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 2H RRC 27021 .024536 Royalty Interest Category: G1 Railroad #: 27021		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$15,320 in 2025 as compared to \$24,810 in 2020 is a 38.25% decrease.							
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)				
MADISON COUNTY	11,020	2,100	13,220				
NORTH ZULCH ISD	11,020	2,100	13,220				

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		3,500	3,110	Lease: 783711 Type: REAL Owner #: 50098		
NORTH ZULCH ISD		3,500	3,110	Legal: FLEMING JOHN HUGH (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26915 .033805 Royalty Interest Category: G1 Railroad #: 26915		
HB1984: The Appraised value of \$3,110 in 2025 as compared to \$8,100 in 2020 is a 61.60% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	3,500	0	3,110			
NORTH ZULCH ISD	3,500	0	3,110			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		210	150	Lease: 790931 Type: REAL Owner #: 50098		
NORTH ZULCH ISD		210	150	Legal: ELLA (ALLOCATION) 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 27112 .002746 Royalty Interest Category: G1 Railroad #: 27112		
HB1984: The Appraised value of \$150 in 2025				as compared to \$520 in 2020 is a 71.15% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	210	0	150			
NORTH ZULCH ISD	210	0	150			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	30 30	30 30	Lease: 790935 Type: REAL Owner #: 50098 Legal: HUNLEY (ALLOCATION) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27032 .000297 Royalty Interest Category: G1 Railroad #: 27032 HB1984: The Appraised value of \$30 in 2025 as compared to \$30 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	30 30	0 0	30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	28,260 28,260	24,380 24,380	Lease: 796411 Type: REAL Owner #: 50098 Legal: MONTANA 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 4223 .020037 Royalty Interest Category: G1 Railroad #: 4223 HB1984: The Appraised value of \$24,380 in 2025 as compared to \$19,350 in 2020 is a 25.99% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	28,260 28,260	0 0	24,380 24,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	46,650 46,650	30,510 30,510	Lease: 835951 Type: REAL Owner #: 50098 Legal: FLEMING J ROB (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27530 .028888 Royalty Interest Category: G1 Railroad #: 27530 HB1984: The Appraised value of \$30,510 in 2025 as compared to \$102,100 in 2020 is a 70.12% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	43,176 43,176	0 0	30,510 30,510

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	121,816	8,790	100,180		
NORTH ZULCH ISD	121,816	8,790	100,180		