

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

BRADSHAW GLORIA JEAN FAMILY TR  
DONALD R BRANDSHAW-TTEE  
505 EDGEWOOD DR  
MONTGOMERY TX 77356-8423



**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: 50101 286  
  
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	23,990 23,990	21,190 21,190	Lease: 25382 Type: REAL Owner #: 50101 Legal: CATTLEMAN 1H & 2H WILDFIRE ENERGY AB 56 J R BURTS SURVEY  .027972 Royalty Interest Category: G1 Railroad #: 25382
HB1984: The Appraised value of \$21,190 in 2025 as compared to \$93,090 in 2020 is a 77.24% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	23,990 23,990	0 0	21,190 21,190

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	4,490 4,490	3,400 3,400	Lease: 25646 Type: REAL Owner #: 50101 Legal: BRADSHAW (01) CML EXPLORATION AB 107 B F GOODMAN SURVEY WELL 1 RRC 25646  .027432 Royalty Interest Category: G1 Railroad #: 25646  HB1984: The Appraised value of \$3,400 in 2025 as compared to \$6,540 in 2020 is a 48.01% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	4,490 4,490	0 0	3,400 3,400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	45,090 45,090	26,900 26,900	Lease: 25675 Type: REAL Owner #: 50101 Legal: ALLPHIN 1H & 2H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H & 2H RRC 25675  .029705 Royalty Interest Category: G1 Railroad #: 25675  HB1984: The Appraised value of \$26,900 in 2025 as compared to \$56,950 in 2020 is a 52.77% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	45,090 45,090	0 0	26,900 26,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	C 2,240 C	3,530 3,530	Lease: 770946 Type: REAL Owner #: 50101 Legal: GRANT (01) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1 RRC# 27012  .006964 Royalty Interest Category: G1 Railroad #: 27012  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,530 in 2025 as compared to \$7,850 in 2020 is a 55.03% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,240 2,240	840 840	2,690 2,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,280 1,280	960 960	Lease: 772542 Type: REAL Owner #: 50101 Legal: WAYLON (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26942  .028847 Royalty Interest Category: G1 Railroad #: 26942  HB1984: The Appraised value of \$960 in 2025 as compared to \$16,090 in 2020 is a 94.03% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,280 1,280	0 0	960 960

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	130	420	Lease: 775598	Type: REAL	Owner #: 50101
NORTH ZULCH ISD	C	130	420	Legal: GEORGE (1H)		
				WILDFIRE ENERGY		
				AB 176 A NUNLEY SURVEY		
				WELL #1H RRC# 27019		
				.001160 Royalty Interest		
				Category: G1		
				Railroad #: 27019		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$420 in 2025 as compared to \$630 in 2020 is a 33.33% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	130	260	160			
NORTH ZULCH ISD	130	260	160			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	2,530	2,170	Lease: 787550	Type: REAL	Owner #: 50101
NORTH ZULCH ISD	C	2,530	2,170	Legal: LEE (1H)		
				WILDFIRE ENERGY		
				AB 25 J PAYNE SURVEY		
				WELL #1H RRC# 27231		
				.004923 Royalty Interest		
				Category: G1		
				Railroad #: 27231		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,170 in 2025 as compared to \$770 in 2020 is a 181.82% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,752	70	2,100			
NORTH ZULCH ISD	1,752	70	2,100			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		1,580	730	Lease: 790236	Type: REAL	Owner #: 50101
NORTH ZULCH ISD		1,580	730	Legal: CATTLEMAN (ALLOC) 5H		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL 5H RRC 27040		
				.020561 Royalty Interest		
				Category: G1		
				Railroad #: 27040		
HB1984: The Appraised value of \$730 in 2025 as compared to \$7,550 in 2020 is a 90.33% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,580	0	730			
NORTH ZULCH ISD	1,580	0	730			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		430	330	Lease: 797229	Type: REAL	Owner #: 50101
NORTH ZULCH ISD		430	330	Legal: PAVELOCK (ALLOC) (4H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #4H RRC# 27035		
				.008390 Royalty Interest		
				Category: G1		
				Railroad #: 27035		
HB1984: The Appraised value of \$330 in 2025 as compared to \$3,880 in 2020 is a 91.49% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	430	0	330			
NORTH ZULCH ISD	430	0	330			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	12,310 12,310	9,340 9,340	Lease: 838915 Type: REAL Owner #: 50101 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598  .006679 Royalty Interest Category: G1 Railroad #: 27598  HB1984: The Appraised value of \$9,340 in 2025 as compared to \$28,010 in 2020 is a 66.65% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	12,310 12,310	0 0	9,340 9,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	35,060 35,060	18,540 18,540	Lease: 1125382 Type: REAL Owner #: 50101 Legal: CATTLEMAN 3H & 4H WILDFIRE ENERGY OPER AB 56 J R BURTS SURVEY  .027972 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	35,060 35,060	0 0	18,540 18,540

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	128,352	1,170	86,340		
NORTH ZULCH ISD	128,352	1,170	86,340		