

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

ANDREWS STEVE  
5105 HORSESHOE TRL  
DALLAS TX 75209-3325



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:	50568 67
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	C	50	360	Lease: 25347	Type: REAL Owner #: 50568
NORTH ZULCH ISD	C	50	360	Legal: MILLER (1H)	
				WILDFIRE ENERGY	
				AB-176 A NUNLEY SURVEY	
				.002106 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		50	300	60	
NORTH ZULCH ISD		50	300	60	

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	230	730	Lease: 775598	Type: REAL	Owner #: 50568
NORTH ZULCH ISD	C	230	730	Legal: GEORGE (1H)		
				WILDFIRE ENERGY		
				AB 176 A NUNLEY SURVEY		
				WELL #1H RRC# 27019		
				.002023 Royalty Interest		
				Category: G1		
				Railroad #: 27019		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$730 in 2025 as compared to \$1,090 in 2020 is a 33.03% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	230	450	280			
NORTH ZULCH ISD	230	450	280			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	860	1,200	Lease: 781363	Type: REAL	Owner #: 50568
NORTH ZULCH ISD	C	860	1,200	Legal: DIAMOND 7 2H		
				WILDFIRE ENERGY		
				AB 176 A NUNLEY SURVEY		
				WELL 2H RRC 27021		
				.001916 Royalty Interest		
				Category: G1		
				Railroad #: 27021		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,200 in 2025 as compared to \$1,940 in 2020 is a 38.14% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	860	170	1,030			
NORTH ZULCH ISD	860	170	1,030			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		80	70	Lease: 783711	Type: REAL	Owner #: 50568
NORTH ZULCH ISD		80	70	Legal: FLEMING JOHN HUGH (ALLOC) (1H)		
				WILDFIRE ENERGY		
				AB 176 A NUNLEY SURVEY		
				WELL #1H RRC# 26915		
				.000747 Royalty Interest		
				Category: G1		
				Railroad #: 26915		
HB1984: The Appraised value of \$70 in 2025 as compared to \$180 in 2020 is a 61.11% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	80	0	70			
NORTH ZULCH ISD	80	0	70			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		1,100	720	Lease: 835951	Type: REAL	Owner #: 50568
NORTH ZULCH ISD		1,100	720	Legal: FLEMING J ROB (ALLOC) (1H)		
				WILDFIRE ENERGY		
				AB 176 A NUNLEY SURVEY		
				WELL #1H RRC# 27530		
				.000682 Royalty Interest		
				Category: G1		
				Railroad #: 27530		
HB1984: The Appraised value of \$720 in 2025 as compared to \$2,410 in 2020 is a 70.12% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,020	0	720			
NORTH ZULCH ISD	1,020	0	720			

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	2,240	920	2,160		
NORTH ZULCH ISD	2,240	920	2,160		

