

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

WILSON JAMES D JR FAMILY TR
CITIZENS 1ST BANK
PO BOX 630908
NACOGDOCHES TX 75963



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:	51248 3145
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	690 690	270 270	Lease: 25964 Type: REAL Owner #: 51248 Legal: DUNMAN-WILSON 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 25964 .018285 Royalty Interest Category: G1 Railroad #: 25964
HB1984: The Appraised value of \$270 in 2025 as compared to \$4,650 in 2020 is a 94.19% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	690 690	0 0	270 270

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	30,620 30,620	20,200 20,200	Lease: 25966 Type: REAL Owner #: 51248 Legal: WILSON J D (5H) WILDFIRE ENERGY AB-93 E EDWARDS SURVEY .056664 Royalty Interest Category: G1 Railroad #: 25966 HB1984: The Appraised value of \$20,200 in 2025 as compared to \$36,250 in 2020 is a 44.28% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	30,620 30,620	0 0	20,200 20,200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	C 12,800 C 12,800	16,480 16,480	Lease: 782968 Type: REAL Owner #: 51248 Legal: COUNTY LINE 2H WILDFIRE ENERGY AB 93 E EDWARDS SURVEY WELL 2H RRC 27028 .056510 Royalty Interest Category: G1 Railroad #: 27028 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$16,480 in 2025 as compared to \$37,770 in 2020 is a 56.37% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	12,800 12,800	1,120 1,120	15,360 15,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	12,570 12,570	7,680 7,680	Lease: 784903 Type: REAL Owner #: 51248 Legal: DALLAS 1H WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL 1H RRC 27022 .052977 Royalty Interest Category: G1 Railroad #: 27022 HB1984: The Appraised value of \$7,680 in 2025 as compared to \$19,530 in 2020 is a 60.68% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	12,570 12,570	0 0	7,680 7,680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	15,470 15,470	16,630 16,630	Lease: 784905 Type: REAL Owner #: 51248 Legal: WILSON (7H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #7H RRC# 27025 .053046 Royalty Interest Category: G1 Railroad #: 27025 HB1984: The Appraised value of \$16,630 in 2025 as compared to \$20,430 in 2020 is a 18.60% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	15,470 15,470	0 0	16,630 16,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,410 1,410	740 740	Lease: 785386 Type: REAL Owner #: 51248 Legal: WAYNE (ALLOCATION) (1H) WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL #1H RRC# 27029 .056238 Royalty Interest Category: G1 Railroad #: 27029 HB1984: The Appraised value of \$740 in 2025 as compared to \$3,110 in 2020 is a 76.21% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,410 1,410	0 0	740 740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,450 1,450	1,280 1,280	Lease: 785646 Type: REAL Owner #: 51248 Legal: CLARK (ALLOCATION) 1H WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL 1H RRC 26976 .016732 Royalty Interest Category: G1 Railroad #: 26976 HB1984: The Appraised value of \$1,280 in 2025 as compared to \$2,010 in 2020 is a 36.32% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,450 1,450	0 0	1,280 1,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,010 2,010	560 560	Lease: 785913 Type: REAL Owner #: 51248 Legal: DUNMAN-WILSON 3H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 3H RRC 27026 .014137 Royalty Interest Category: G1 Railroad #: 27026 HB1984: The Appraised value of \$560 in 2025 as compared to \$5,990 in 2020 is a 90.65% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,010 2,010	0 0	560 560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	810 810	320 320	Lease: 785914 Type: REAL Owner #: 51248 Legal: DUNMAN-WILSON 4H WILDFIRE ENERGY AN 97 THOS FITZGERALD SURVEY WELL 4H RRC 27082 .007366 Royalty Interest Category: G1 Railroad #: 27082 HB1984: The Appraised value of \$320 in 2025 as compared to \$2,380 in 2020 is a 86.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	810 810	0 0	320 320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	89,010 89,010	68,440 68,440	Lease: 836189 Type: REAL Owner #: 51248 Legal: RAINIER (1H) WILDFIRE ENERGY AB 93 E EDWARDS SURVEY WELL #1H RRC# 27503 .056234 Royalty Interest Category: G1 Railroad #: 27503 HB1984: The Appraised value of \$68,440 in 2025 as compared to \$153,540 in 2020 is a 55.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	89,010 89,010	0 0	68,440 68,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	12,000 12,000	8,340 8,340	Lease: 843672 Type: REAL Owner #: 51248 Legal: BRAZOS (ALLOCATION) 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 27528 .004758 Royalty Interest Category: G1 Railroad #: 27528 HB1984: The Appraised value of \$8,340 in 2025 as compared to \$21,830 in 2020 is a 61.80% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	12,000 12,000	0 0	8,340 8,340

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	178,840	1,120	139,820		
NORTH ZULCH ISD	178,840	1,120	139,820		