

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

WATSON JOHN W
16393 HIGHWAY 21 W
NORTH ZULCH TX 77872-7087



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: 51268 3034

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		2,590 2,590	2,230 2,230	Lease: 24886 Type: REAL Owner #: 51268 Legal: WATSON -WB- (1H) TRAILBLAZER AB-176 A NUNLEY SURVEY .039063 Royalty Interest Category: G1 Railroad #: 24886 HB1984: The Appraised value of \$2,230 in 2025 as compared to \$2,040 in 2020 is a 9.31% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	2,590 2,590	0 0	2,230 2,230		

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	103,230 103,230	79,230 79,230	Lease: 25539 Type: REAL Owner #: 51268 Legal: WATSON JOHN (1H) (2H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY WELL #1H & 2H RRC# 25539 .090000 Royalty Interest Category: G1 Railroad #: 25539 HB1984: The Appraised value of \$79,230 in 2025 as compared to \$71,090 in 2020 is a 11.45% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	103,230 103,230	0 0	79,230 79,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,150 3,150	2,370 2,370	Lease: 25879 Type: REAL Owner #: 51268 Legal: WATSON-BUCK (1H) CML EXPLORATION AB-176 A NUNLEY SURVEY .049997 Royalty Interest Category: G1 Railroad #: 25879 HB1984: The Appraised value of \$2,370 in 2025 as compared to \$6,620 in 2020 is a 64.20% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,150 3,150	0 0	2,370 2,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	400 400	250 250	Lease: 25980 Type: REAL Owner #: 51268 Legal: STILLWAGON (1H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY RRC# 25980 .004581 Royalty Interest Category: G1 Railroad #: 25980 HB1984: The Appraised value of \$250 in 2025 as compared to \$4,780 in 2020 is a 94.77% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	400 400	0 0	250 250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	6,410 6,410	5,020 5,020	Lease: 26161 Type: REAL Owner #: 51268 Legal: GALL (1H) VESS OIL CORP AB 36 E ALLEN SURVEY WELL #1H RRC# 26161 .007755 Royalty Interest Category: G1 Railroad #: 26161 HB1984: The Appraised value of \$5,020 in 2025 as compared to \$5,250 in 2020 is a 4.38% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	6,410 6,410	0 0	5,020 5,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORMANGEESD G NORTH ZULCH ISD	3,700 480 3,230	2,410 310 2,100	Lease: 28003 Type: REAL Owner #: 51268 Legal: LEONA-HOWARD (ALLOCATION) #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H, RRC #28003 .001229 Royalty Interest Category: G1 Railroad #: 28003		
Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEESD NORTH ZULCH ISD	3,264 0 2,844	0 310 0	2,410 0 2,100		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	400 400	250 250	Lease: 110002 Type: REAL Owner #: 51268 Legal: STILLWAGON (2H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY .004581 Royalty Interest Category: G1 Railroad #: 25980		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	400 400	0 0	250 250		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	400 400	250 250	Lease: 110003 Type: REAL Owner #: 51268 Legal: STILLWAGON (3H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY .004581 Royalty Interest Category: G1 Railroad #: 25980		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	400 400	0 0	250 250		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	400 400	250 250	Lease: 110004 Type: REAL Owner #: 51268 Legal: STILLWAGON (4H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY .004581 Royalty Interest Category: G1 Railroad #: 25980		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	400 400	0 0	250 250		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	1,600	1,100	Lease: 755459 Type: REAL Owner #: 51268		
NORTH ZULCH ISD	C	1,600	1,100	Legal: WATSON-HOWARD (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC# 26366 .009005 Royalty Interest Category: G1 Railroad #: 26366		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,100 in 2025 as compared to \$170 in 2020 is a 547.06% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	732	220	880			
NORTH ZULCH ISD	732	220	880			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		20,070	15,620	Lease: 758115 Type: REAL Owner #: 51268		
NORTH ZULCH ISD		20,070	15,620	Legal: FLEMING CHERYL L UT(ALLOC)(1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC # 26859 .019316 Royalty Interest Category: G1 Railroad #: 26859		
HB1984: The Appraised value of \$15,620 in 2025 as compared to \$46,770 in 2020 is a 66.60% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		20,070	0	15,620		
NORTH ZULCH ISD		20,070	0	15,620		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		180	90	Lease: 785217 Type: REAL Owner #: 51268	
NORTH ZULCH ISD		180	90	Legal: RANGER (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27030 .002208 Royalty Interest Category: G1 Railroad #: 27030	
HB1984: The Appraised value of \$90 in 2025 as compared to \$200 in 2020 is a 55.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	180	0	90		
NORTH ZULCH ISD	180	0	90		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		4,930	3,980	Lease: 789852 Type: REAL Owner #: 51268		
NORTH ZULCH ISD		4,930	3,980	Legal: WALKER (ALLOCATION) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26953 .032640 Royalty Interest Category: G1 Railroad #: 26953		
HB1984: The Appraised value of \$3,980 in 2025 as compared to \$5,060 in 2020 is a 21.34% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	4,930	0	3,980			
NORTH ZULCH ISD	4,930	0	3,980			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,290 1,290	930 930	Lease: 790931 Type: REAL Owner #: 51268 Legal: ELLA (ALLOCATION) 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 27112 .016956 Royalty Interest Category: G1 Railroad #: 27112 HB1984: The Appraised value of \$930 in 2025 as compared to \$1,080 in 2020 is a 13.89% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,290 1,290	0 0	930 930

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	19,680 19,680	16,970 16,970	Lease: 796411 Type: REAL Owner #: 51268 Legal: MONTANA 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 4223 .013953 Royalty Interest Category: G1 Railroad #: 4223 HB1984: The Appraised value of \$16,970 in 2025 as compared to \$4,490 in 2020 is a 277.95% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	19,680 19,680	0 0	16,970 16,970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	26,660 26,660	21,280 21,280	Lease: 799588 Type: REAL Owner #: 51268 Legal: CAROLINA 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 27316 .020964 Royalty Interest Category: G1 Railroad #: 27316 HB1984: The Appraised value of \$21,280 in 2025 as compared to \$17,430 in 2020 is a 22.09% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	26,660 26,660	0 0	21,280 21,280

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	193,786	220	152,010		
NORTH ZULCH ISD	193,366	220	151,700		
NORMANGEE ISD	0	310	0		

