

madisoncad@madisoncad.org

TWO FOUR SIX EXP  
% UNKNOWN ADDRESS/PER OPERATOR



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: 51839 2897

VISIT [WWW.PANDAI.COM](http://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	24,770	21,760	Lease: 838037 Type: REAL Owner #: 51839		
NORTH ZULCH ISD	24,770	21,760	Legal: LENZ-THEISS (1H & 2H) WILDFIRE ENERGY OPER AB 235 A G WYNN SURVEY WELLS 1H & 2H RRC# 27547  Agent: 881  .003198 Override Royalty Category: G1 Railroad #: 27547		
HB1984: The Appraised value of \$21,760 in 2025 as compared to \$24,430 in 2020 is a 10.93% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	24,770	0	21,760		
NORTH ZULCH ISD	24,770	0	21,760		

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	13,000 13,000	8,650 8,650	Lease: 838069 Type: REAL Owner #: 51839 Legal: LENZ-THEISS (3H & 4H) WILDFIRE ENERGY OPER AB 235 A G WYNN SURVEY WELLS 3H & 4H RRC #27570  .002800 Override Royalty Category: G1 Railroad #: 27570 Agent: 881  HB1984: The Appraised value of \$8,650 in 2025 as compared to \$19,000 in 2020 is a 54.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	13,000 13,000	0 0	8,650 8,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	660 660	420 420	Lease: 838071 Type: REAL Owner #: 51839 Legal: LENZ-THEISS B (5H) WILDFIRE ENERGY OPER AB 235 A G WYNN SURVEY WELLS 5H RRC# 27614  .000160 Override Royalty Category: G1 Railroad #: 27614 Agent: 881  HB1984: The Appraised value of \$420 in 2025 as compared to \$1,450 in 2020 is a 71.03% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	660 660	0 0	420 420

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	38,430	0	30,830		
NORTH ZULCH ISD	38,430	0	30,830		