

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

ROGERS WALTER EARL JR  
59 BENT TREE LN  
MONTGOMERY TX 77356-8227



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:	51960 2441
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	3,860 3,860	2,560 2,560	Lease: 25830 Type: REAL Owner #: 51960 Legal: HUTTO (1H) WILDFIRE ENERY AB-169 A MONTGOMERY SURV RRC #25830 WELL #1H  .003324 Royalty Interest Category: G1 Railroad #: 25830
HB1984: The Appraised value of \$2,560 in 2025 as compared to \$4,180 in 2020 is a 38.76% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,860 3,860	0 0	2,560 2,560

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	1,280	3,830	Lease: 25922    Type: REAL    Owner #: 51960		
NORTH ZULCH ISD	C	1,280	3,830	Legal: NEVILL (1H) WILDFIRE ENERGY AB-32 W TOWNSEND SURVEY  .006546 Royalty Interest Category: G1 Railroad #: 25922		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,830 in 2025 as compared to \$5,790 in 2020 is a 33.85% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		1,280	2,290	1,540		
NORTH ZULCH ISD		1,280	2,290	1,540		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		1,370	630	Lease: 27291    Type: REAL    Owner #: 51960		
NORTH ZULCH ISD		1,370	630	Legal: H P (ALLOCATION) (1H) WILDFIRE ENERGY AB 169 A MONTGOMERY SURVEY WELL #1H    RRC# 27291  .003118 Royalty Interest Category: G1 Railroad #: 27291		
HB1984: The Appraised value of \$630 in 2025				as compared to \$1,420 in 2020 is a 55.63% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,370	0	630			
NORTH ZULCH ISD	1,370	0	630			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	1,120	15,330	Lease: 425922    Type: REAL    Owner #: 51960		
NORTH ZULCH ISD	C	1,120	15,330	Legal: NEVILL (2H) WILDFIRE ENERGY AB 32 W TOWNSEND SURVEY  .006546 Royalty Interest Category: G1 Railroad #: 25922		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$15,330 in 2025 as compared to \$5,380 in 2020 is a 184.94% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		1,120	13,990	1,340		
NORTH ZULCH ISD		1,120	13,990	1,340		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		420	400	Lease: 741410    Type: REAL    Owner #: 51960		
NORTH ZULCH ISD		420	400	Legal: COLT 1H WILDFIRE ENERGY AB 32 WILLIAM TOWNSEND SUR WELL 1H RRC 4084  .014296 Royalty Interest Category: G1 Railroad #: 4084		
HB1984: The Appraised value of \$400 in 2025				as compared to \$560 in 2020 is a 28.57% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	420	0	400			
NORTH ZULCH ISD	420	0	400			

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	8,050	16,280	6,470		
NORTH ZULCH ISD	8,050	16,280	6,470		

