

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

BROCKETTE DIANNE L  
3324 PHAETON CT  
PLANO TX 75023-5626



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:	52009 315
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	800 800	300 300	Lease: 25964 Type: REAL Owner #: 52009 Legal: DUNMAN-WILSON 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 25964  .020957 Royalty Interest Category: G1 Railroad #: 25964
HB1984: The Appraised value of \$300 in 2025 as compared to \$5,330 in 2020 is a 94.37% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	800 800	0 0	300 300

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	45,000 45,000	16,060 16,060	Lease: 26026 Type: REAL Owner #: 52009 Legal: THOMASON -A- (1H)(2H)(3H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY  .031521 Royalty Interest Category: G1 Railroad #: 26026  HB1984: The Appraised value of \$16,060 in 2025 as compared to \$85,830 in 2020 is a 81.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	45,000 45,000	0 0	16,060 16,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	23,760 23,760	26,350 26,350	Lease: 26027 Type: REAL Owner #: 52009 Legal: THOMASON -B- (1H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY  .031250 Royalty Interest Category: G1 Railroad #: 26027  HB1984: The Appraised value of \$26,350 in 2025 as compared to \$29,790 in 2020 is a 11.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	23,760 23,760	0 0	26,350 26,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	85,020 85,020	67,920 67,920	Lease: 27601 Type: REAL Owner #: 52009 Legal: MARCUS J FLEMING (ALLOC) #2H WILDFIRE ENERGY AB 176 NUNLEY A SURVEY WELL #2H RRC #27601  .030761 Royalty Interest Category: G1 Railroad #: 27601  HB1984: The Appraised value of \$67,920 in 2025 as compared to \$132,000 in 2020 is a 48.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	85,020 85,020	0 0	67,920 67,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	4,400 4,400	2,690 2,690	Lease: 742486 Type: REAL Owner #: 52009 Legal: REMINGTON (1H)(2H) WILDFIRE ENERGY AB-32 WILLIAM TOWNSEND SURVEY RRC# 26505  .003453 Override Royalty Category: G1 Railroad #: 26505  HB1984: The Appraised value of \$2,690 in 2025 as compared to \$4,680 in 2020 is a 42.52% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	4,400 4,400	0 0	2,690 2,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	23,010 23,010	17,910 17,910	Lease: 758115 Type: REAL Owner #: 52009 Legal: FLEMING CHERYL L UT(ALLOC)(1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC # 26859  .022152 Royalty Interest Category: G1 Railroad #: 26859  HB1984: The Appraised value of \$17,910 in 2025 as compared to \$53,640 in 2020 is a 66.61% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	23,010 23,010	0 0	17,910 17,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,270 1,270	990 990	Lease: 761937 Type: REAL Owner #: 52009 Legal: BENELLI (1H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL 1H RRC 26504  .000746 Override Royalty Category: G1 Railroad #: 26504  HB1984: The Appraised value of \$990 in 2025 as compared to \$900 in 2020 is a 10.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,188 1,188	0 0	990 990

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,520 1,520	1,110 1,110	Lease: 769787 Type: REAL Owner #: 52009 Legal: HIBBETTS (4H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #4H RRC# 27008  .000979 Override Royalty Category: G1 Railroad #: 27008  HB1984: The Appraised value of \$1,110 in 2025 as compared to \$1,080 in 2020 is a 2.78% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,520 1,520	0 0	1,110 1,110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	13,540 13,540	7,530 7,530	Lease: 775399 Type: REAL Owner #: 52009 Legal: PANTHER (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC# 27007  .031343 Royalty Interest Category: G1 Railroad #: 27007  HB1984: The Appraised value of \$7,530 in 2025 as compared to \$27,550 in 2020 is a 72.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	13,540 13,540	0 0	7,530 7,530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,970 1,970	1,830 1,830	Lease: 776367 Type: REAL Owner #: 52009 Legal: MOJO (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27009  .031268 Royalty Interest Category: G1 Railroad #: 27009  HB1984: The Appraised value of \$1,830 in 2025 as compared to \$20,540 in 2020 is a 91.09% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,970 1,970	0 0	1,830 1,830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,920 5,920	4,540 4,540	Lease: 776661 Type: REAL Owner #: 52009 Legal: EASTSIDE 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 27015  .031250 Royalty Interest Category: G1 Railroad #: 27015  HB1984: The Appraised value of \$4,540 in 2025 as compared to \$27,510 in 2020 is a 83.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,920 5,920	0 0	4,540 4,540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,900 1,900	1,670 1,670	Lease: 785646 Type: REAL Owner #: 52009 Legal: CLARK (ALLOCATION) 1H WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL 1H RRC 26976  .021831 Royalty Interest Category: G1 Railroad #: 26976  HB1984: The Appraised value of \$1,670 in 2025 as compared to \$2,620 in 2020 is a 36.26% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,900 1,900	0 0	1,670 1,670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	3,310 3,310	920 920	Lease: 785913 Type: REAL Owner #: 52009 Legal: DUNMAN-WILSON 3H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 3H RRC 27026  .023292 Royalty Interest Category: G1 Railroad #: 27026  HB1984: The Appraised value of \$920 in 2025 as compared to \$9,870 in 2020 is a 90.68% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,310 3,310	0 0	920 920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,980 2,980	1,160 1,160	Lease: 785914 Type: REAL Owner #: 52009 Legal: DUNMAN-WILSON 4H WILDFIRE ENERGY AN 97 THOS FITZGERALD SURVEY WELL 4H RRC 27082  .027103 Royalty Interest Category: G1 Railroad #: 27082  HB1984: The Appraised value of \$1,160 in 2025 as compared to \$8,770 in 2020 is a 86.77% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,980 2,980	0 0	1,160 1,160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	28,260 28,260	24,380 24,380	Lease: 796411 Type: REAL Owner #: 52009 Legal: MONTANA 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 4223  .020037 Royalty Interest Category: G1 Railroad #: 4223  HB1984: The Appraised value of \$24,380 in 2025 as compared to \$19,350 in 2020 is a 25.99% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	28,260 28,260	0 0	24,380 24,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	700 700	640 640	Lease: 797933 Type: REAL Owner #: 52009 Legal: BENELLI (ALLOC) (2H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL 2H RRC 27103  .000734 Override Royalty Category: G1 Railroad #: 27103  HB1984: The Appraised value of \$640 in 2025 as compared to \$710 in 2020 is a 9.86% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	700 700	0 0	640 640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	70 70	60 60	Lease: 798329 Type: REAL Owner #: 52009 Legal: HIBBETTS (ALLOC) (3H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #3H RRC# 27041  .000046 Override Royalty Category: G1 Railroad #: 27041  HB1984: The Appraised value of \$60 in 2025 as compared to \$100 in 2020 is a 40.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	70 70	0 0	60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	450 450	210 210	Lease: 820559 Type: REAL Owner #: 52009 Legal: RAIDER (ALLOCATION) (1H) WILDFIRE ENERGY AB 90 T P DAVEY SURVEY WELL #1H RRC# 27437  .001156 Override Royalty Category: G1 Railroad #: 27437  HB1984: The Appraised value of \$210 in 2025 as compared to \$1,350 in 2020 is a 84.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	450 450	0 0	210 210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	72,110 72,110	50,130 50,130	Lease: 843672 Type: REAL Owner #: 52009 Legal: BRAZOS (ALLOCATION) 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 27528  .028592 Royalty Interest Category: G1 Railroad #: 27528  HB1984: The Appraised value of \$50,130 in 2025 as compared to \$131,200 in 2020 is a 61.79% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	72,110 72,110	0 0	50,130 50,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	37,000 37,000	27,170 27,170	Lease: 845504 Type: REAL Owner #: 52009 Legal: MADISON (ALLOCATION) #1H WILDFIRE ENERGY AB 97 FITZGERALD T SURVEY WELL #1H RRC #27625  .010396 Royalty Interest Category: G1 Railroad #: 27625  HB1984: The Appraised value of \$27,170 in 2025 as compared to \$48,890 in 2020 is a 44.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	37,000 37,000	0 0	27,170 27,170

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY NORTH ZULCH ISD	352,908 352,908	0 0	253,570 253,570		