

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

CASEY ALAN F  
PO BOX 1284  
GIDDINGS TX 78942-1684



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:	52579 456
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	C	60	160	Lease: 25892 Type: REAL Owner #: 52579
NORTH ZULCH ISD	C	60	160	Legal: PAVELOCK (1H) (2H) WILDFIRE ENERGY AB-169 A MONTGOMERY SURVEY  .001683 Royalty Interest Category: G1 Railroad #: 25892
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$160 in 2025 as compared to \$1,000 in 2020 is a 84.00% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	60	90	70	
NORTH ZULCH ISD	60	90	70	

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	50 50	20 20	Lease: 27291 Type: REAL Owner #: 52579 Legal: H P (ALLOCATION) (1H) WILDFIRE ENERGY AB 169 A MONTGOMERY SURVEY WELL #1H RRC# 27291  .000107 Royalty Interest Category: G1 Railroad #: 27291  HB1984: The Appraised value of \$20 in 2025 as compared to \$50 in 2020 is a 60.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	50 50	0 0	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	530 530	350 350	Lease: 744795 Type: REAL Owner #: 52579 Legal: GATLIN (1H) WILDFIRE ENERGY AB-169 A MONTGOMERY SURVEY WELL #1H RRC# 26254  .001421 Royalty Interest Category: G1 Railroad #: 26254  HB1984: The Appraised value of \$350 in 2025 as compared to \$1,700 in 2020 is a 79.41% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	530 530	0 0	350 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	450 450	80 80	Lease: 797228 Type: REAL Owner #: 52579 Legal: PAVELOCK (ALLOC) (3H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #3H RRC# 27110  .001206 Royalty Interest Category: G1 Railroad #: 27110  HB1984: The Appraised value of \$80 in 2025 as compared to \$1,090 in 2020 is a 92.66% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	450 450	0 0	80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	60 60	50 50	Lease: 797229 Type: REAL Owner #: 52579 Legal: PAVELOCK (ALLOC) (4H) WILDFIRE ENERGY AB 226 J VAUGHN SURVEY WELL #4H RRC# 27035  .001178 Royalty Interest Category: G1 Railroad #: 27035  HB1984: The Appraised value of \$50 in 2025 as compared to \$550 in 2020 is a 90.91% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	60 60	0 0	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	170 170	130 130	Lease: 838915    Type: REAL    Owner #: 52579 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598  .000090 Royalty Interest Category: G1 Railroad #: 27598  HB1984: The Appraised value of \$130 in 2025 as compared to \$380 in 2020 is a 65.79% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	170 170	0 0	130 130

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	1,320	90	700		
NORTH ZULCH ISD	1,320	90	700		

