

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

SCHUENEMANN JO ELLEN
PO BOX 1850
KENEDY TX 78119-0850



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: 53139 2512

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		6,390 6,390	5,070 5,070	Lease: 13945 Type: REAL Owner #: 53139 Legal: THEISS (2H) WILDFIRE ENERGY OPER AB-70 U F CASE SURVEY .010417 Override Royalty Category: G1 Railroad #: 13945 HB1984: The Appraised value of \$5,070 in 2025 as compared to \$16,910 in 2020 is a 70.02% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	6,390 6,390	0 0	5,070 5,070		

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	510	1,480	Lease: 26067 Type: REAL Owner #: 53139		
NORTH ZULCH ISD	C	510	1,480	Legal: PAYNE UNIT -A- (1H)(2H) WILDFIRE ENGERY OPER AB-177 P O'ROURK SURVEY RRC# 26067 WELL #1H & 2H .001777 Royalty Interest Category: G1 Railroad #: 26067		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,480 in 2025 as compared to \$1,910 in 2020 is a 22.51% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	510	870	610			
NORTH ZULCH ISD	510	870	610			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		4,660	3,070	Lease: 26168 Type: REAL Owner #: 53139		
NORTH ZULCH ISD		4,660	3,070	Legal: PAYNE UNIT B (1H)(2H) WILDFIRE ENGERY OPER AB 177 P O'ROURK RRC# 26168 .002647 Royalty Interest Category: G1 Railroad #: 26168		
HB1984: The Appraised value of \$3,070 in 2025 as compared to \$4,670 in 2020 is a 34.26% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		4,632	0	3,070		
NORTH ZULCH ISD		4,632	0	3,070		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		30	20	Lease: 102672 Type: REAL Owner #: 53139		
NORTH ZULCH ISD		30	20	Legal: KLEB CLIFTON R (02)		
				FAULCONER ENERGY		
				AB-185 W C PALMER SURVEY		
				RRC #102672 WELL #2		
				.003014 Royalty Interest		
				Category: G1		
				Railroad #: 102672		
HB1984: The Appraised value of \$20 in 2025 as compared to \$10 in 2020 is a 100.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		30	0	20		
NORTH ZULCH ISD		30	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		80,670	70,880	Lease: 838037 Type: REAL Owner #: 53139	
NORTH ZULCH ISD		80,670	70,880	Legal: LENZ-THEISS (1H & 2H) WILDFIRE ENERGY OPER AB 235 A G WYNN SURVEY WELLS 1H & 2H RRC# 27547 .010417 Override Royalty Category: G1 Railroad #: 27547	
HB1984: The Appraised value of \$70,880 in 2025 as compared to \$79,580 in 2020 is a 10.93% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	80,670	0	70,880		
NORTH ZULCH ISD	80,670	0	70,880		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	48,370 48,370	32,190 32,190	Lease: 838069 Type: REAL Owner #: 53139 Legal: LENZ-THEISS (3H & 4H) WILDFIRE ENERGY OPER AB 235 A G WYNN SURVEY WELLS 3H & 4H RRC #27570 .010417 Override Royalty Category: G1 Railroad #: 27570 HB1984: The Appraised value of \$32,190 in 2025 as compared to \$70,690 in 2020 is a 54.46% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	48,370 48,370	0 0	32,190 32,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	43,240 43,240	27,540 27,540	Lease: 838071 Type: REAL Owner #: 53139 Legal: LENZ-THEISS B (5H) WILDFIRE ENERGY OPER AB 235 A G WYNN SURVEY WELLS 5H RRC# 27614 .010417 Override Royalty Category: G1 Railroad #: 27614 HB1984: The Appraised value of \$27,540 in 2025 as compared to \$94,090 in 2020 is a 70.73% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	43,240 43,240	0 0	27,540 27,540

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	183,842	870	139,380		
NORTH ZULCH ISD	183,842	870	139,380		

