

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

O'NEILL MARY ANN CATHEY
7835 MARKER HEAD DR
LAS VEGAS NV 89178-8276



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: 56980 2104

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		5,990 5,990	4,200 4,200	Lease: 25584 Type: REAL Owner #: 56980 Legal: OLTSMANN (1H) (2H) WILDFIRE ENERGY AB-226 J VAUGHN SURVEY WELLS #1H & 2H RRC# 25584 .004996 Royalty Interest Category: G1 Railroad #: 25584 HB1984: The Appraised value of \$4,200 in 2025 as compared to \$8,020 in 2020 is a 47.63% decrease.	
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD	5,990 5,990		0 0	4,200 4,200	

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: 25889 Type: REAL Owner #: 56980 Legal: CAMP 1H WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 25889 .000548 Royalty Interest Category: G1 Railroad #: 25889		
HB1984: The Appraised value of \$20 in 2025 as compared to \$180 in 2020 is a 88.89% 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	510 510	260 260	Lease: 727146 Type: REAL Owner #: 56980 Legal: DAINTY WILFRED (ALLOC) 2H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 2H RRC 26936 .002625 Royalty Interest Category: G1 Railroad #: 26936		
HB1984: The Appraised value of \$260 in 2025 as compared to \$1,000 in 2020 is a 74.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	510 510	0 0	260 260		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	130 130	60 60	Lease: 755314 Type: REAL Owner #: 56980 Legal: BERETTA 1H WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 26320 .002893 Royalty Interest Category: G1 Railroad #: 26320		
HB1984: The Appraised value of \$60 in 2025 as compared to \$1,330 in 2020 is a 95.49% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	130 130	0 0	60 60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	60 60	50 50	Lease: 770917 Type: REAL Owner #: 56980 Legal: SMITH (ALLOCATION) (1H) WILDFIRE ENERGY AB 159 T P MARSTON SURVEY WELL #1H RRC# 27016 .001287 Royalty Interest Category: G1 Railroad #: 27016		
HB1984: The Appraised value of \$50 in 2025 as compared to \$120 in 2020 is a 58.33% 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	410 410	300 300	Lease: 770925 Type: REAL Owner #: 56980 Legal: WESSON (ALLOCATION) (1H) WILDFIRE ENERGY AB 159 T P MARSTON SURVEY WELL #1H RRC# 27018 .001310 Royalty Interest Category: G1 Railroad #: 27018 HB1984: The Appraised value of \$300 in 2025 as compared to \$970 in 2020 is a 69.07% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	410 410	0 0	300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,640 1,640	850 850	Lease: 789278 Type: REAL Owner #: 56980 Legal: GREY (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27033 .002527 Royalty Interest Category: G1 Railroad #: 27033 HB1984: The Appraised value of \$850 in 2025 as compared to \$1,570 in 2020 is a 45.86% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,640 1,640	0 0	850 850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	280 280	340 340	Lease: 789284 Type: REAL Owner #: 56980 Legal: MORRIS (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27034 .002548 Royalty Interest Category: G1 Railroad #: 27034 HB1984: The Appraised value of \$340 in 2025 as compared to \$430 in 2020 is a 20.93% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	280 280	0 0	340 340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	360 360	350 350	Lease: 791641 Type: REAL Owner #: 56980 Legal: O'BRIEN (ALLOCATION) (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27093 .003435 Royalty Interest Category: G1 Railroad #: 27093 HB1984: The Appraised value of \$350 in 2025 as compared to \$1,970 in 2020 is a 82.23% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	360 360	0 0	350 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,070 5,070	3,750 3,750	Lease: 837768 Type: REAL Owner #: 56980 Legal: KELLEY NED (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27613 .004328 Royalty Interest Category: G1 Railroad #: 27613 HB1984: The Appraised value of \$3,750 in 2025 as compared to \$10,200 in 2020 is a 63.24% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,070 5,070	0 0	3,750 3,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,590 1,590	1,210 1,210	Lease: 838915 Type: REAL Owner #: 56980 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598 .000863 Royalty Interest Category: G1 Railroad #: 27598 HB1984: The Appraised value of \$1,210 in 2025 as compared to \$3,620 in 2020 is a 66.57% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,590 1,590	0 0	1,210 1,210

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	16,090	0	11,390		
NORTH ZULCH ISD	16,090	0	11,390		