

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

KITTRELL JOYE LYNN DUNMAN
LIFE ESTATE
3617 ROCK CREEK DR
TYLER TX 75707-1635



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: 57272 1549

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	300 300	110 110	Lease: 25964 Type: REAL Owner #: 57272 Legal: DUNMAN-WILSON 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 25964 .007859 Royalty Interest Category: G1 Railroad #: 25964
HB1984: The Appraised value of \$110 in 2025 as compared to \$2,000 in 2020 is a 94.50% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	300 300	0 0	110 110

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	20,230 20,230	7,220 7,220	Lease: 26026 Type: REAL Owner #: 57272 Legal: THOMASON -A- (1H)(2H)(3H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY .014167 Royalty Interest Category: G1 Railroad #: 26026 HB1984: The Appraised value of \$7,220 in 2025 as compared to \$38,580 in 2020 is a 81.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	20,230 20,230	0 0	7,220 7,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	12,380 12,380	13,740 13,740	Lease: 26027 Type: REAL Owner #: 57272 Legal: THOMASON -B- (1H) WILDFIRE ENERGY AB-213 R W SMITH SURVEY .016288 Royalty Interest Category: G1 Railroad #: 26027 HB1984: The Appraised value of \$13,740 in 2025 as compared to \$15,530 in 2020 is a 11.53% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	12,380 12,380	0 0	13,740 13,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	35,610 35,610	28,440 28,440	Lease: 27601 Type: REAL Owner #: 57272 Legal: MARCUS J FLEMING (ALLOC) #2H WILDFIRE ENERGY AB 176 NUNLEY A SURVEY WELL #2H RRC #27601 .012882 Royalty Interest Category: G1 Railroad #: 27601 HB1984: The Appraised value of \$28,440 in 2025 as compared to \$55,280 in 2020 is a 48.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	35,610 35,610	0 0	28,440 28,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,420 5,420	3,020 3,020	Lease: 775399 Type: REAL Owner #: 57272 Legal: PANTHER (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC# 27007 .012560 Royalty Interest Category: G1 Railroad #: 27007 HB1984: The Appraised value of \$3,020 in 2025 as compared to \$11,040 in 2020 is a 72.64% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,420 5,420	0 0	3,020 3,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	750 750	690 690	Lease: 776367 Type: REAL Owner #: 57272 Legal: MOJO (ALLOCATION) (1H) WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL #1H RRC# 27009 .011880 Royalty Interest Category: G1 Railroad #: 27009 HB1984: The Appraised value of \$690 in 2025 as compared to \$7,800 in 2020 is a 91.15% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	750 750	0 0	690 690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,220 2,220	1,700 1,700	Lease: 776661 Type: REAL Owner #: 57272 Legal: EASTSIDE 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 27015 .011719 Royalty Interest Category: G1 Railroad #: 27015 HB1984: The Appraised value of \$1,700 in 2025 as compared to \$10,320 in 2020 is a 83.53% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,220 2,220	0 0	1,700 1,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	710 710	630 630	Lease: 785646 Type: REAL Owner #: 57272 Legal: CLARK (ALLOCATION) 1H WILDFIRE ENERGY AB 103 J K DAVIS SURVEY WELL 1H RRC 26976 .008187 Royalty Interest Category: G1 Railroad #: 26976 HB1984: The Appraised value of \$630 in 2025 as compared to \$980 in 2020 is a 35.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	710 710	0 0	630 630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,240 1,240	340 340	Lease: 785913 Type: REAL Owner #: 57272 Legal: DUNMAN-WILSON 3H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 3H RRC 27026 .008734 Royalty Interest Category: G1 Railroad #: 27026 HB1984: The Appraised value of \$340 in 2025 as compared to \$3,700 in 2020 is a 90.81% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,240 1,240	0 0	340 340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,120 1,120	440 440	Lease: 785914 Type: REAL Owner #: 57272 Legal: DUNMAN-WILSON 4H WILDFIRE ENERGY AN 97 THOS FITZGERALD SURVEY WELL 4H RRC 27082 .010164 Royalty Interest Category: G1 Railroad #: 27082 HB1984: The Appraised value of \$440 in 2025 as compared to \$3,290 in 2020 is a 86.63% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,120 1,120	0 0	440 440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	27,040 27,040	18,800 18,800	Lease: 843672 Type: REAL Owner #: 57272 Legal: BRAZOS (ALLOCATION) 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 27528 .010722 Royalty Interest Category: G1 Railroad #: 27528 HB1984: The Appraised value of \$18,800 in 2025 as compared to \$49,200 in 2020 is a 61.79% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	27,040 27,040	0 0	18,800 18,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	17,150 17,150	12,590 12,590	Lease: 845504 Type: REAL Owner #: 57272 Legal: MADISON (ALLOCATION) #1H WILDFIRE ENERGY AB 97 FITZGERALD T SURVEY WELL #1H RRC #27625 .004820 Royalty Interest Category: G1 Railroad #: 27625 HB1984: The Appraised value of \$12,590 in 2025 as compared to \$22,670 in 2020 is a 44.46% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	17,150 17,150	0 0	12,590 12,590

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	124,170 124,170	0 0	87,720 87,720		