

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

WILSON FAMILY TRUST  
DENNIE RAY & MARGARET WILSON  
4587 FM 2865  
NORTH ZULCH TX 77872-7031



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: 58038 3142  
  
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	300	160	Lease: 14468 Type: REAL Owner #: 58038
NORTH ZULCH ISD	C	300	160	Legal: DRAKE L A (01) REDBUD E & P INC AB 242 WYATT/HADLEY/FITZGERALD  .004470 Royalty Interest Category: G1 Railroad #: 14468
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$160 in 2025 as compared to \$500 in 2020 is a 68.00% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	48	100	60	
NORTH ZULCH ISD	48	100	60	

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	1,500 1,500	1,430 1,430	Lease: 25565 Type: REAL Owner #: 58038 Legal: FLOYD (01) CML EXPLORATION AB-176 A NUNLEY SURVEY RRC #25565  .001883 Royalty Interest Category: G1 Railroad #: 25565  HB1984: The Appraised value of \$1,430 in 2025 as compared to \$1,390 in 2020 is a 2.88% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,500 1,500	0 0	1,430 1,430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	23,090 23,090	20,200 20,200	Lease: 25891 Type: REAL Owner #: 58038 Legal: BOENICK 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 25891  .011513 Royalty Interest Category: G1 Railroad #: 25891  HB1984: The Appraised value of \$20,200 in 2025 as compared to \$20,850 in 2020 is a 3.12% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	23,090 23,090	0 0	20,200 20,200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	2,390 2,390	1,860 1,860	Lease: 758115 Type: REAL Owner #: 58038 Legal: FLEMING CHERYL L UT(ALLOC)(1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC # 26859  .002304 Royalty Interest Category: G1 Railroad #: 26859  HB1984: The Appraised value of \$1,860 in 2025 as compared to \$5,580 in 2020 is a 66.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	2,390 2,390	0 0	1,860 1,860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	13,770 13,770	10,060 10,060	Lease: 769787 Type: REAL Owner #: 58038 Legal: HIBBETTS (4H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #4H RRC# 27008  .008843 Royalty Interest Category: G1 Railroad #: 27008  HB1984: The Appraised value of \$10,060 in 2025 as compared to \$9,750 in 2020 is a 3.18% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	13,770 13,770	0 0	10,060 10,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	5,970 5,970	5,150 5,150	Lease: 796411 Type: REAL Owner #: 58038 Legal: MONTANA 1H WILDFIRE ENERGY AB 97 T FITZGERALD SURVEY WELL 1H RRC 4223  .004230 Royalty Interest Category: G1 Railroad #: 4223  HB1984: The Appraised value of \$5,150 in 2025 as compared to \$4,090 in 2020 is a 25.92% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	5,970 5,970	0 0	5,150 5,150

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	46,768 46,768	100 100	38,760 38,760		

