

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

SCHAVRDA ERIC  
2911 ROGGE LN  
AUSTIN TX 78723-4732



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:	58067 2496
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		3,430 3,430	2,610 2,610	Lease: 25314    Type: REAL    Owner #: 58067 Legal: MACHAC (1H) (2H) (3H) (4H) (5H) WILDFIRE ENERGY AB-176 A NUNLEY SURVEY RRC #25314  .010566 Royalty Interest Category: G1 Railroad #: 25314	
HB1984: The Appraised value of \$2,610 in 2025 as compared to \$17,590 in 2020 is a 85.16% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD		3,430 3,430	0 0	2,610 2,610	

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 20	10 10	Lease: 727146 Type: REAL Owner #: 58067 Legal: DAINITY WILFRED (ALLOC) 2H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 2H RRC 26936  .000092 Royalty Interest Category: G1 Railroad #: 26936  HB1984: The Appraised value of \$10 in 2025 as compared to \$40 in 2020 is a 75.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	20 20	0 0	10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	160 160	120 120	Lease: 758115 Type: REAL Owner #: 58067 Legal: FLEMING CHERYL L UT(ALLOC) (1H) WILDFIRE ENERGY AB 97 THOS FITZGERALD SURVEY WELL #1H RRC # 26859  .000153 Royalty Interest Category: G1 Railroad #: 26859  HB1984: The Appraised value of \$120 in 2025 as compared to \$370 in 2020 is a 67.57% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	160 160	0 0	120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,050 1,050	450 450	Lease: 773908 Type: REAL Owner #: 58067 Legal: DAINITY WILFRED 3H 4H 5H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 3H/4H/5H RRC 25339  .002752 Royalty Interest Category: G1 Railroad #: 25339  HB1984: The Appraised value of \$450 in 2025 as compared to \$830 in 2020 is a 45.78% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,050 1,050	0 0	450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	390 390	350 350	Lease: 783711 Type: REAL Owner #: 58067 Legal: FLEMING JOHN HUGH (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26915  .003799 Royalty Interest Category: G1 Railroad #: 26915  HB1984: The Appraised value of \$350 in 2025 as compared to \$910 in 2020 is a 61.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	390 390	0 0	350 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	260 260	140 140	Lease: 789278 Type: REAL Owner #: 58067 Legal: GREY (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27033  .000405 Royalty Interest Category: G1 Railroad #: 27033  HB1984: The Appraised value of \$140 in 2025 as compared to \$250 in 2020 is a 44.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	260 260	0 0	140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	40 40	50 50	Lease: 789284 Type: REAL Owner #: 58067 Legal: MORRIS (ALLOCATION) (1H) WILDFIRE ENERGY AB 459 T P MARSTON SURVEY WELL #1H RRC# 27034  .000375 Royalty Interest Category: G1 Railroad #: 27034  HB1984: The Appraised value of \$50 in 2025 as compared to \$60 in 2020 is a 16.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	40 40	0 0	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	150 150	120 120	Lease: 789852 Type: REAL Owner #: 58067 Legal: WALKER (ALLOCATION) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26953  .000998 Royalty Interest Category: G1 Railroad #: 26953  HB1984: The Appraised value of \$120 in 2025 as compared to \$460 in 2020 is a 73.91% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	150 150	0 0	120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	280 280	200 200	Lease: 790931 Type: REAL Owner #: 58067 Legal: ELLA (ALLOCATION) 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 27112  .003724 Royalty Interest Category: G1 Railroad #: 27112  HB1984: The Appraised value of \$200 in 2025 as compared to \$710 in 2020 is a 71.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	280 280	0 0	200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	310 310	310 310	Lease: 790935 Type: REAL Owner #: 58067 Legal: HUNLEY (ALLOCATION) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27032  .002709 Royalty Interest Category: G1 Railroad #: 27032  HB1984: The Appraised value of \$310 in 2025 as compared to \$280 in 2020 is a 10.71% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	310 310	0 0	310 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	10 10	10 10	Lease: 791641 Type: REAL Owner #: 58067 Legal: O'BRIEN (ALLOCATION) (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #1H RRC# 27093  .000094 Royalty Interest Category: G1 Railroad #: 27093  HB1984: The Appraised value of \$10 in 2025 as compared to \$50 in 2020 is a 80.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	10 10	0 0	10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,930 1,930	1,540 1,540	Lease: 799588 Type: REAL Owner #: 58067 Legal: CAROLINA 1H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 1H RRC 27316  .001521 Royalty Interest Category: G1 Railroad #: 27316  HB1984: The Appraised value of \$1,540 in 2025 as compared to \$3,790 in 2020 is a 59.37% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,930 1,930	0 0	1,540 1,540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,160 1,160	760 760	Lease: 835951 Type: REAL Owner #: 58067 Legal: FLEMING J ROB (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 27530  .000719 Royalty Interest Category: G1 Railroad #: 27530  HB1984: The Appraised value of \$760 in 2025 as compared to \$2,540 in 2020 is a 70.08% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,080 1,080	0 0	760 760

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
MADISON COUNTY	9,110	0	6,670	
NORTH ZULCH ISD	9,110	0	6,670	