

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

BELL DUDLEY C  
387 BOUNTY WAY  
AVON LAKE OH 44012-2431



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:	58079 179
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	60	390	Lease: 25347	Type: REAL Owner #: 58079
NORTH ZULCH ISD	C	60	390	Legal: MILLER (1H)	
				WILDFIRE ENERGY	
				AB-176 A NUNLEY SURVEY	
				.002237 Royalty Interest	
				Category: G1	
				Railroad #: 25347	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	60	320	70		
NORTH ZULCH ISD	60	320	70		

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	250	780	Lease: 775598    Type: REAL    Owner #: 58079		
NORTH ZULCH ISD	C	250	780	Legal: GEORGE (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H    RRC# 27019  .002150 Royalty Interest Category:        G1 Railroad #:                27019		
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$780 in 2025				as compared to \$1,160 in 2020 is a 32.76% decrease.		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	250		480	300		
NORTH ZULCH ISD	250		480	300		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	920	1,270	Lease: 781363    Type: REAL    Owner #: 58079		
NORTH ZULCH ISD	C	920	1,270	Legal: DIAMOND 7 2H WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL 2H RRC 27021  .002036 Royalty Interest Category: G1 Railroad #: 27021		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,270 in 2025 as compared to \$2,060 in 2020 is a 38.35% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		920	170	1,100		
NORTH ZULCH ISD		920	170	1,100		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		80	70	Lease: 783711    Type: REAL    Owner #: 58079		
NORTH ZULCH ISD		80	70	Legal: FLEMING JOHN HUGH (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H    RRC# 26915  .000794 Royalty Interest Category: G1 Railroad #: 26915		
HB1984: The Appraised value of \$70 in 2025 as compared to \$190 in 2020 is a 63.16% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		80	0	70		
NORTH ZULCH ISD		80	0	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		1,100	720	Lease: 835951    Type: REAL    Owner #: 58079		
NORTH ZULCH ISD		1,100	720	Legal: FLEMING J ROB (ALLOC) (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H    RRC# 27530  .000682 Royalty Interest Category:    G1 Railroad #:        27530		
HB1984: The Appraised value of \$720 in 2025				as compared to \$2,410 in 2020 is a 70.12% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,020	0	720			
NORTH ZULCH ISD	1,020	0	720			

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	2,330	970	2,260		
NORTH ZULCH ISD	2,330	970	2,260		

