

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

MCMAHAN CAROL SUSAN  
6681 PAYNE RD  
NORTH ZULCH TX 77872-6279



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: 60777 1868  
  
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	28,520 28,520	25,550 25,550	Lease: 25585 Type: REAL Owner #: 60777 Legal: MCGILL (1H) (2H) (4H) (5H) WILDFIRE ENERGY AN 226 J VAUGHN SURVEY  .013671 Royalty Interest Category: G1 Railroad #: 25585
HB1984: The Appraised value of \$25,550 in 2025 as compared to \$44,420 in 2020 is a 42.48% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	28,520 28,520	0 0	25,550 25,550

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	380	990	Lease: 25892    Type: REAL    Owner #: 60777		
NORTH ZULCH ISD	C	380	990	Legal: PAVELOCK (1H) (2H) WILDFIRE ENERGY AB-169 A MONTGOMERY SURVEY  .010702 Royalty Interest Category: G1 Railroad #: 25892		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$990 in 2025				as compared to \$6,430 in 2020 is a 84.60% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	380	530	460			
NORTH ZULCH ISD	380	530	460			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		300	140	Lease: 27291    Type: REAL    Owner #: 60777		
NORTH ZULCH ISD		300	140	Legal: H P (ALLOCATION) (1H) WILDFIRE ENERGY AB 169 A MONTGOMERY SURVEY WELL #1H    RRC# 27291  .000670 Royalty Interest Category: G1 Railroad #: 27291		
HB1984: The Appraised value of \$140 in 2025				as compared to \$310 in 2020 is a 54.84% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		300	0	140		
NORTH ZULCH ISD		300	0	140		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD		3,400 3,400	2,210 2,210	Lease: 744795    Type: REAL    Owner #: 60777 Legal: GATLIN (1H) WILDFIRE ENERGY AB-169 A MONTGOMERY SURVEY WELL #1H    RRC# 26254  .009030 Royalty Interest Category: G1 Railroad #: 26254		
HB1984: The Appraised value of \$2,210 in 2025 as compared to \$10,910 in 2020 is a 79.74% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		3,400	0	2,210		
NORTH ZULCH ISD		3,400	0	2,210		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		2,870	510	Lease: 797228    Type: REAL    Owner #: 60777		
NORTH ZULCH ISD		2,870	510	Legal: PAVELOCK (ALLOC) (3H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL #3H    RRC# 27110  .007748 Royalty Interest Category:        G1 Railroad #:                27110		
HB1984: The Appraised value of \$510 in 2025				as compared to \$7,020 in 2020 is a 92.74% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	2,870	0	510			
NORTH ZULCH ISD	2,870	0	510			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	390 390	300 300	Lease: 797229 Type: REAL Owner #: 60777 Legal: PAVELOCK (ALLOC) (4H) WILDFIRE ENERGY AB 226 J VAUGHN SURVEY WELL #4H RRC# 27035  .007567 Royalty Interest Category: G1 Railroad #: 27035  HB1984: The Appraised value of \$300 in 2025 as compared to \$3,500 in 2020 is a 91.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	390 390	0 0	300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	1,330 1,330	1,010 1,010	Lease: 838915 Type: REAL Owner #: 60777 Legal: CAMP DEBORAH (1H) WILDFIRE ENERGY AB 160 J MCGUIRE SURVEY WELL 1H RRC 27598  .000719 Royalty Interest Category: G1 Railroad #: 27598  HB1984: The Appraised value of \$1,010 in 2025 as compared to \$3,020 in 2020 is a 66.56% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,330 1,330	0 0	1,010 1,010

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	37,190	530	30,180		
NORTH ZULCH ISD	37,190	530	30,180		

