

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

PHILLIPS TERESA COURTADE  
18109 W FM 1097  
MONTGOMERY TX 77356



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:	60801 2238
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	1,980 1,980	2,350 2,350	Lease: 25636 Type: REAL Owner #: 60801 Legal: ADAMS (1H) WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL 1H RRC 25636  .006094 Royalty Interest Category: G1 Railroad #: 25636
HB1984: The Appraised value of \$2,350 in 2025 as compared to \$1,200 in 2020 is a 95.83% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,980 1,980	0 0	2,350 2,350

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		35,320	21,550	Lease: 27597    Type: REAL    Owner #: 60801	
NORTH ZULCH ISD		35,320	21,550	Legal: ANDREWS-ZULCH (ALLOCATION) #1H WILDFIRE ENERGY AB 15 FULLENWIDER P H SURVEY WELL 1H RRC 27597  .010251 Royalty Interest Category: G1 Railroad #: 27597	
HB1984: The Appraised value of \$21,550 in 2025 as compared to \$43,990 in 2020 is a 51.01% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	35,320	0	21,550		
NORTH ZULCH ISD	35,320	0	21,550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	450	620	Lease: 93993    Type: REAL    Owner #: 60801		
NORTH ZULCH ISD	C	450	620	Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB 15    PETER FULLENWIDER SURV WELL 1 RRC 93993  .030923 Royalty Interest Category:    G1 Railroad #:                    93993		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2020 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	450	80	540			
NORTH ZULCH ISD	450	80	540			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	2,700	22,310	Lease: 426721    Type: REAL    Owner #: 60801	
NORTH ZULCH ISD	C	2,700	22,310	Legal: KANKEY (3H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #1H    RRC# 26721  .040027 Royalty Interest Category: G1 Railroad #: 26721	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$22,310 in 2025 as compared to \$8,700 in 2020 is a 156.44% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	2,700	19,070	3,240		
NORTH ZULCH ISD	2,700	19,070	3,240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	4,510	6,050	Lease: 758347    Type: REAL    Owner #: 60801	
NORTH ZULCH ISD	C	4,510	6,050	Legal: CROW UNIT A 1H & 2H WILDFIRE ENGERY OPER AB 15    P H FULLENWIDER SURVEY WELL 1H & 2H RRC 26772  .004431 Royalty Interest Category:        G1 Railroad #:                26772	
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$6,050 in 2025 as compared to \$900 in 2020 is a 572.22% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	4,510	640	5,410		
NORTH ZULCH ISD	4,510	640	5,410		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	2,700	18,250	Lease: 772417    Type: REAL    Owner #:    60801		
NORTH ZULCH ISD	C	2,700	18,250	Legal: KANKEY (1H) (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER WELL #1H    RRC# 26721  .040027 Royalty Interest Category:        G1 Railroad #:                26721		
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$18,250 in 2025 as compared to \$16,160 in 2020 is a 12.93% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		2,700	15,010	3,240		
NORTH ZULCH ISD		2,700	15,010	3,240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		340	210	Lease: 780788    Type: REAL    Owner #:    60801		
NORTH ZULCH ISD		340	210	Legal: HALL GRACE OIL UNIT C (2H) WILDFIRE ENGERY OPER AB 241 L N E WASHINGTON SURVEY WELL #2H    RRC# 27010  .002612 Royalty Interest Category:        G1 Railroad #:                27010		
HB1984: The Appraised value of \$210 in 2025				as compared to \$440 in 2020 is a 52.27% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	340	0	210			
NORTH ZULCH ISD	340	0	210			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	48,000	34,800	36,540		
NORTH ZULCH ISD	48,000	34,800	36,540		

