

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

SIMONEAUX LORRIE
PO BOX 433
LIVINGSTON TX 77351



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:	61069 2579
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	750	720	Lease: 17555 Type: REAL Owner #: 61069
NORTH ZULCH ISD	C	750	720	Legal: WALLER BURNEY MAE ET AL (01) HOLLEY OIL COMPANY AB-25 JOHN PAYNE SURVEY RRC #17555 .031250 Royalty Interest Category: G1 Railroad #: 17555
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$720 in 2025 as compared to \$480 in 2020 is a 50.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	240	430	290	
NORTH ZULCH ISD	240	430	290	

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	350	700	Lease: 18308 Type: REAL Owner #: 61069		
NORTH ZULCH ISD	C	350	700	Legal: 1ST CITY NAT'L BK OF BRYAN (1) HOLLEY OIL CO AB 25 JOHN PAYNE SURVEY WELL 1 RRC 18308 .012507 Royalty Interest Category: G1 Railroad #: 18308		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$700 in 2025				as compared to \$830 in 2020 is a 15.66% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	350	280	420			
NORTH ZULCH ISD	350	280	420			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		8,580	7,580	Lease: 25382 Type: REAL Owner #: 61069		
NORTH ZULCH ISD		8,580	7,580	Legal: CATTLEMAN 1H & 2H WILDFIRE ENERGY AB 56 J R BURTS SURVEY .010010 Royalty Interest Category: G1 Railroad #: 25382		
HB1984: The Appraised value of \$7,580 in 2025 as compared to \$33,310 in 2020 is a 77.24% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	8,580	0	7,580			
NORTH ZULCH ISD	8,580	0	7,580			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	800	1,270	Lease: 770946 Type: REAL Owner #: 61069		
NORTH ZULCH ISD	C	800	1,270	Legal: GRANT (01) WILDFIRE ENERGY AB 25 J PAYNE SURVEY WELL #1 RRC# 27012 .002496 Royalty Interest Category: G1 Railroad #: 27012		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,270 in 2025 as compared to \$2,810 in 2020 is a 54.80% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		800	310	960		
NORTH ZULCH ISD		800	310	960		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		30	20	Lease: 772542 Type: REAL Owner #: 61069		
NORTH ZULCH ISD		30	20	Legal: WAYLON (1H) WILDFIRE ENERGY AB 176 A NUNLEY SURVEY WELL #1H RRC# 26942 .000713 Royalty Interest Category: G1 Railroad #: 26942		
HB1984: The Appraised value of \$20 in 2025 as compared to \$400 in 2020 is a 95.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		30	0	20		
NORTH ZULCH ISD		30	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	910	780	Lease: 787550	Type: REAL	Owner #: 61069
NORTH ZULCH ISD	C	910	780	Legal: LEE (1H)		
				WILDFIRE ENERGY		
				AB 25 J PAYNE SURVEY		
				WELL #1H RRC# 27231		
				.001766 Royalty Interest		
				Category: G1		
				Railroad #: 27231		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$780 in 2025 as compared to \$280 in 2020 is a 178.57% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	624	30	750			
NORTH ZULCH ISD	624	30	750			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		570	260	Lease: 790236	Type: REAL	Owner #: 61069
NORTH ZULCH ISD		570	260	Legal: CATTLEMAN (ALLOC) 5H		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL 5H RRC 27040		
				.007358 Royalty Interest		
				Category: G1		
				Railroad #: 27040		
HB1984: The Appraised value of \$260 in 2025 as compared to \$2,700 in 2020 is a 90.37% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	570	0	260			
NORTH ZULCH ISD	570	0	260			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		160	120	Lease: 797229	Type: REAL	Owner #: 61069
NORTH ZULCH ISD		160	120	Legal: PAVELOCK (ALLOC) (4H)		
				WILDFIRE ENERGY		
				AB 226 J VAUGHN SURVEY		
				WELL #4H RRC# 27035		
				.003003 Royalty Interest		
				Category: G1		
				Railroad #: 27035		
HB1984: The Appraised value of \$120 in 2025 as compared to \$1,390 in 2020 is a 91.37% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	160	0	120			
NORTH ZULCH ISD	160	0	120			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		4,410	3,350	Lease: 838915	Type: REAL	Owner #: 61069
NORTH ZULCH ISD		4,410	3,350	Legal: CAMP DEBORAH (1H)		
				WILDFIRE ENERGY		
				AB 160 J MCGUIRE SURVEY		
				WELL 1H RRC 27598		
				.002393 Royalty Interest		
				Category: G1		
				Railroad #: 27598		
HB1984: The Appraised value of \$3,350 in 2025 as compared to \$10,030 in 2020 is a 66.60% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	4,410	0	3,350			
NORTH ZULCH ISD	4,410	0	3,350			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD No 2020 Hist	12,550 12,550	6,630 6,630	Lease:1125382 Type: REAL Owner #: 61069 Legal: CATTLEMAN 3H & 4H WILDFIRE ENERGY OPER AB 56 J R BURTS SURVEY .010010 Royalty Interest Category: G1 Railroad #: 25382		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	12,550 12,550	0 0	6,630 6,630		

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	28,314 28,314	1,050 1,050	20,380 20,380		