

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

WOOD CO APPRAISAL DISTRICT
P O BOX 1706
QUITMAN TEXAS 75783-1706

903-657-2555

VAN EPPS JANNA LEE
6 HEATHER CIR
CARSON CITY NV 89701-5720



APPRAISAL YEAR 2023
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/27/2023 AT: 9:00 AM
APPRAISAL DISTRICT OFFICE
210 CLARK STREET
QUITMAN, TEXAS 75783
903-657-2555 EXT 12 MINERALS
EXT 25 OWNERSHIP
EXT. 27 BPP, EXT 11 UTILITIES
Protest Deadline: 6-09-2023
ARB Hearing: 6-27-2023
Owner: 704988 4984

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 2023	PROPERTY DESCRIPTION	
COUNTY		980	760	Lease: 500084	Type: REAL Owner #: 704988
HAWKINS ISD		670	520	Legal: P M 2ND SUBCLARKSVILLE UNIT	
WINNSBORO ISD	G	300	230	BUCCANEER OPER LLC	
WASTE DISPOSAL		980	760	AB 16 ARMSTRONG SUR ETAL	
ESD #1		980	760	AB 409 J MORRISON SUR ETAL	
				.000212 Royalty Interest	
				Category: G1	
				Railroad #: 4886	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$760 in 2023		as compared to		\$590 in 2018 is a 28.81% increase.	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	980	0	760		
HAWKINS ISD	670	0	520		
WINNSBORO ISD	0	230	0		
WASTE DISPOSAL	980	0	760		
ESD #1	980	0	760		

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.
Sincerely,

TRACY NICHOLS
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		580	610	Lease: 500378 Type: REAL Owner #: 704988	
HAWKINS ISD		580	610	Legal: WOODBINE -A- FORMATION UNIT	
WASTE DISPOSAL		580	610	BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	1,560	0	1,370		
HAWKINS ISD	1,250	0	1,130		
WINNSBORO ISD	0	230	0		
WASTE DISPOSAL	1,560	0	1,370		
ESD #1	980	0	760		