

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

KEPLEY JANET SMITH
548 COUNTY ROAD 3954
MINEOLA TX 75773-6248



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: 711703 2617

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	7,400	5,720	Lease: 500084 Type: REAL Owner #: 711703
HAWKINS ISD	5,110	3,950	Legal: P M 2ND SUBCLARKSVILLE UNIT
WINNSBORO ISD	2,290	1,770	BUCCANEER OPER LLC
WASTE DISPOSAL	7,400	5,720	AB 16 ARMSTRONG SUR ETAL
ESD #1	7,400	5,720	AB 409 J MORRISON SUR ETAL
HB1984: The Appraised value of \$5,720 in 2023 as compared to \$4,490 in 2018 is a 27.39% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	7,400	0	5,720
HAWKINS ISD	5,110	0	3,950
WINNSBORO ISD	2,290	0	1,770
WASTE DISPOSAL	7,400	0	5,720
ESD #1	7,400	0	5,720

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 HAWKINS ISD WASTE DISPOSAL	24,680 24,680 24,680	39,350 39,350 39,350	Lease: 500353 Type: REAL Owner #: 711703 Legal: SMITH BUCCANEER OPER LLC AB 409 J M MORRISON SURVEY 1/17 .062500 Royalty Interest Category: G1 Railroad #: 10868 HB1984: The Appraised value of \$39,350 in 2023 as compared to \$16,660 in 2018 is a 136.19% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	24,680 24,680 24,680	0 0 0	39,350 39,350 39,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	5,090 5,090 5,090	5,280 5,280 5,280	Lease: 500378 Type: REAL Owner #: 711703 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 .002174 Royalty Interest Category: G1 Railroad #: 4887 HB1984: The Appraised value of \$5,280 in 2023 as compared to \$3,110 in 2018 is a 69.77% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	5,090 5,090 5,090	0 0 0	5,280 5,280 5,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	100 100 100	100 100 100	Lease: 500378 Type: REAL Owner #: 711703 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 .000043 Override Royalty Category: G1 Railroad #: 4887 HB1984: The Appraised value of \$100 in 2023 as compared to \$60 in 2018 is a 66.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	100 100 100	0 0 0	100 100 100

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	37,270	0	50,450		
HAWKINS ISD	34,980	0	48,680		
WINNSBORO ISD	2,290	0	1,770		
WASTE DISPOSAL	37,270	0	50,450		
ESD #1	7,400	0	5,720		