

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

HALPHEN FAMILY LIVING TRUST  
JAMES III & NANCY HALPHEN-TTEE  
615 BRYAN BLVD  
ALLEN TX 75013-3352



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: 712871 1998  
  
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	80	110	Lease: 22790 Type: REAL Owner #: 712871
QUITMAN ISD	80	110	Legal: COKE SC UNIT TR 19
HOSPITAL	80	110	GTG OPERATING LLC
WASTE DISPOSAL	80	110	AB 347 ETAL J KNIGHT ETAL SUR (T GILBREATH) .0188036
HB1984: The Appraised value of \$110 in 2023 as compared to \$40 in 2018 is a 175.00% increase.			.006250 Royalty Interest Category: G1 Railroad #: 5678
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	110
QUITMAN ISD	80	0	110
HOSPITAL	80	0	110
WASTE DISPOSAL	80	0	110

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 WINNSBORO ISD WASTE DISPOSAL ESD #1  No 2018 Hist		320 320 320 320	Lease: 134800 Type: REAL Owner #: 712871 Legal: SANER MARY #7 JOHN LINDER OPER AB 454 M POLK SURVEY RRC# 1232 WELLS #7  .001031 Royalty Interest Category: G1 Railroad #: 1232		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	0 0 0 0	0 0 0 0	320 320 320 320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL  HB1984: The Appraised value of \$2,440 in 2023 as compared to \$3,520 in 2018 is a 30.68% decrease.	2,180 2,180 2,180 2,180	2,440 2,440 2,440 2,440	Lease: 500024 Type: REAL Owner #: 712871 Legal: STROUD UNIT #1 FAIR OIL LTD AB 28 S BURCH SURVEY WELL #1 RRC# 12285  .002604 Royalty Interest Category: G1 Railroad #: 12285		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	2,180 2,180 2,180 2,180	0 0 0 0	2,440 2,440 2,440 2,440		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1  HB1984: The Appraised value of \$1,930 in 2023 as compared to \$1,120 in 2018 is a 72.32% increase.	1,470 1,470 1,470 1,470	1,930 1,930 1,930 1,930	Lease: 500110 Type: REAL Owner #: 712871 Legal: HOLLY CREEK UNIT #2 LINDER JOHN OPERATIN AB 454 MARY POLK SURVEY WELL #1 RRC #12941  .001374 Royalty Interest Category: G1 Railroad #: 12941		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	1,470 1,470 1,470 1,470	0 0 0 0	1,930 1,930 1,930 1,930		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	820	920	Lease: 500111 Type: REAL Owner #: 712871
WINNSBORO ISD	820	920	Legal: SANER-RUNGE UNIT
WASTE DISPOSAL	820	920	JOHN LINDER OPER
ESD #1	820	920	AB 454 MARY POLK SURVEY
			WELL #1 RRC# 12888
			.000687 Royalty Interest
			Category: G1
			Railroad #: 12888
HB1984: The Appraised value of \$920 in 2023 as compared to \$200 in 2018 is a 360.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	820	0	920
WINNSBORO ISD	820	0	920
WASTE DISPOSAL	820	0	920
ESD #1	820	0	920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,050	2,190	Lease: 500112 Type: REAL Owner #: 712871
WINNSBORO ISD	2,050	2,190	Legal: HOLLY CREEK UNIT #1
WASTE DISPOSAL	2,050	2,190	LINDER JOHN OPERATIN
ESD #1	2,050	2,190	AB 454 MARY POLK SURVEY
			WELL #2 RRC #12923
			.001374 Royalty Interest
			Category: G1
			Railroad #: 12923
HB1984: The Appraised value of \$2,190 in 2023 as compared to \$1,400 in 2018 is a 56.43% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,050	0	2,190
WINNSBORO ISD	2,050	0	2,190
WASTE DISPOSAL	2,050	0	2,190
ESD #1	2,050	0	2,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	380	470	Lease: 500198 Type: REAL Owner #: 712871
WINNSBORO ISD	190	240	Legal: HOLLY CREEK UNIT #3
HARMONY ISD	190	240	LINDER JOHN OPERATIN
WASTE DISPOSAL	380	470	AB 454 MARY POLK SURVEY
ESD #1	380	470	WELL #1
			.000516 Royalty Interest
			Category: G1
			Railroad #: 13025
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$470 in 2023 as compared to \$360 in 2018 is a 30.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	380	0	470
WINNSBORO ISD	190	0	240
HARMONY ISD	0	240	0
WASTE DISPOSAL	380	0	470
ESD #1	380	0	470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,500	1,850	Lease: 500199 Type: REAL Owner #: 712871
WINNSBORO ISD	1,500	1,850	Legal: HOLLY CREEK UNIT #4
WASTE DISPOSAL	1,500	1,850	LINDER JOHN OPERATIN
ESD #1	1,500	1,850	AB 454 MARY POLK SURVEY
			RRC# 13068 WELL #1
			.001374 Royalty Interest
			Category: G1
			Railroad #: 13068
HB1984: The Appraised value of \$1,850 in 2023 as compared to \$1,220 in 2018 is a 51.64% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,500	0	1,850
WINNSBORO ISD	1,500	0	1,850
WASTE DISPOSAL	1,500	0	1,850
ESD #1	1,500	0	1,850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	310	110	Lease: 500205 Type: REAL Owner #: 712871
WINNSBORO ISD	310	110	Legal: CROW UNIT #1
WASTE DISPOSAL	310	110	LINDER JOHN OPERATIN
ESD #1	310	110	AB 454 MARY POLK SURVEY
			WELL #1
			.001374 Royalty Interest
			Category: G1
			Railroad #: 13102
HB1984: The Appraised value of \$110 in 2023 as compared to \$390 in 2018 is a 71.79% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	310	0	110
WINNSBORO ISD	310	0	110
WASTE DISPOSAL	310	0	110
ESD #1	310	0	110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	780	1,070	Lease: 500217 Type: REAL Owner #: 712871
WINNSBORO ISD	780	1,070	Legal: SANER MARY #8
WASTE DISPOSAL	780	1,070	JOHN LINDER OPER
			AB 454 M POLK SURVEY
			RRC# 1232 WELL #8
			.001031 Royalty Interest
			Category: G1
			Railroad #: 1232
HB1984: The Appraised value of \$1,070 in 2023 as compared to \$800 in 2018 is a 33.75% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	780	0	1,070
WINNSBORO ISD	780	0	1,070
WASTE DISPOSAL	780	0	1,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	160	30	Lease: 500288 Type: REAL Owner #: 712871
WINNSBORO ISD	160	30	Legal: HORNBuckle G/U #A3
WASTE DISPOSAL	160	30	NITRO O & G LLC
			AB 249 J GRIFFIN SURVEY
			WELL #A3 RRC# 15906
			.000914 Royalty Interest
			Category: G1
			Railroad #: 15906
HB1984: The Appraised value of \$30 in 2023 as compared to \$110 in 2018 is a 72.73% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	160	0	30
WINNSBORO ISD	160	0	30
WASTE DISPOSAL	160	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	15,390	15,240	Lease: 500294 Type: REAL Owner #: 712871
QUITMAN ISD	15,390	15,240	Legal: BAGBY-STROUD UNIT #1
HOSPITAL	15,390	15,240	FAIR OIL LTD
WASTE DISPOSAL	15,390	15,240	AB 402 JAMES MCFARLAND SURVEY
			WELL #1 RRC# 14372
			.004144 Royalty Interest
			Category: G1
			Railroad #: 14372
HB1984: The Appraised value of \$15,240 in 2023 as compared to \$4,930 in 2018 is a 209.13% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	15,390	0	15,240
QUITMAN ISD	15,390	0	15,240
HOSPITAL	15,390	0	15,240
WASTE DISPOSAL	15,390	0	15,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		200	Lease: 500315 Type: REAL Owner #: 712871
WINNSBORO ISD		200	Legal: BREWER #1
WASTE DISPOSAL		200	NITRO O & G LLC
			AB 249 J W GRIFFIN SURVEY
			WELL #1 RRC# 14609
			.008897 Royalty Interest
			Category: G1
			Railroad #: 14609
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	200
WINNSBORO ISD	0	0	200
WASTE DISPOSAL	0	0	200

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	25,120	0	26,880		
QUITMAN ISD	17,650	0	17,790		
HOSPITAL	17,650	0	17,790		
WASTE DISPOSAL	25,120	0	26,880		
WINNSBORO ISD	7,280	0	8,860		
ESD #1	6,530	0	7,790		
HARMONY ISD	0	240	0		

