

903-657-2555

Yahr Elizabeth Ann
PO BOX 71
Thicket TX 77374-0071



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: 715379 5373

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			30	Lease: 134800	Type: REAL
WINNSBORO ISD			30	Legal: SANER MARY #7	Owner #: 715379
WASTE DISPOSAL			30	JOHN LINDER OPER	
ESD #1			30	AB 454 M POLK SURVEY	
				RRC# 1232 WELLS #7	
				.000097 Royalty Interest	
				Category: G1	
				Railroad #: 1232	
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	0	0	30		
WINNSBORO ISD	0	0	30		
WASTE DISPOSAL	0	0	30		
ESD #1	0	0	30		

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](https://www.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	140	180	Lease: 500110 Type: REAL Owner #: 715379
WINNSBORO ISD	140	180	Legal: HOLLY CREEK UNIT #2
WASTE DISPOSAL	140	180	LINDER JOHN OPERATIN
ESD #1	140	180	AB 454 MARY POLK SURVEY WELL #1 RRC #12941
.000130 Royalty Interest Category: G1 Railroad #: 12941			
HB1984: The Appraised value of \$180 in 2023 as compared to \$110 in 2018 is a 63.64% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	140	0	180
WINNSBORO ISD	140	0	180
WASTE DISPOSAL	140	0	180
ESD #1	140	0	180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	80	90	Lease: 500111 Type: REAL Owner #: 715379
WINNSBORO ISD	80	90	Legal: SANER-RUNGE UNIT
WASTE DISPOSAL	80	90	JOHN LINDER OPER
ESD #1	80	90	AB 454 MARY POLK SURVEY WELL #1 RRC# 12888
.000065 Royalty Interest Category: G1 Railroad #: 12888			
HB1984: The Appraised value of \$90 in 2023 as compared to \$20 in 2018 is a 350.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	90
WINNSBORO ISD	80	0	90
WASTE DISPOSAL	80	0	90
ESD #1	80	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	190	210	Lease: 500112 Type: REAL Owner #: 715379
WINNSBORO ISD	190	210	Legal: HOLLY CREEK UNIT #1
WASTE DISPOSAL	190	210	LINDER JOHN OPERATIN
ESD #1	190	210	AB 454 MARY POLK SURVEY WELL #2 RRC #12923
.000130 Royalty Interest Category: G1 Railroad #: 12923			
HB1984: The Appraised value of \$210 in 2023 as compared to \$130 in 2018 is a 61.54% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	190	0	210
WINNSBORO ISD	190	0	210
WASTE DISPOSAL	190	0	210
ESD #1	190	0	210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY WINNSBORO ISD HARMONY ISD WASTE DISPOSAL ESD #1	40 20 20 40 40	40 20 20 40 40	Lease: 500198 Type: REAL Owner #: 715379 Legal: HOLLY CREEK UNIT #3 LINDER JOHN OPERATIN AB 454 MARY POLK SURVEY WELL #1 .000048 Royalty Interest Category: G1 Railroad #: 13025
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY WINNSBORO ISD HARMONY ISD WASTE DISPOSAL ESD #1	40 20 0 40 40	0 0 20 0 0	40 20 0 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	140 140 140 140	180 180 180 180	Lease: 500199 Type: REAL Owner #: 715379 Legal: HOLLY CREEK UNIT #4 LINDER JOHN OPERATIN AB 454 MARY POLK SURVEY RRC# 13068 WELL #1 .000130 Royalty Interest Category: G1 Railroad #: 13068
HB1984: The Appraised value of \$180 in 2023 as compared to \$120 in 2018 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	140 140 140 140	0 0 0 0	180 180 180 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	30 30 30 30	10 10 10 10	Lease: 500205 Type: REAL Owner #: 715379 Legal: CROW UNIT #1 LINDER JOHN OPERATIN AB 454 MARY POLK SURVEY WELL #1 .000130 Royalty Interest Category: G1 Railroad #: 13102
HB1984: The Appraised value of \$10 in 2023 as compared to \$40 in 2018 is a 75.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	30 30 30 30	0 0 0 0	10 10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY WINNSBORO ISD WASTE DISPOSAL	70 70 70	100 100 100	Lease: 500217 Type: REAL Owner #: 715379 Legal: SANER MARY #8 JOHN LINDER OPER AB 454 M POLK SURVEY RRC# 1232 WELL #8 .000097 Royalty Interest Category: G1 Railroad #: 1232 HB1984: The Appraised value of \$100 in 2023 as compared to \$80 in 2018 is a 25.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY WINNSBORO ISD WASTE DISPOSAL	70 70 70	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	690	0	840		
WINNSBORO ISD	670	0	820		
WASTE DISPOSAL	690	0	840		
ESD #1	620	0	740		
HARMONY ISD	0	20	0		