

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

CAHO SHAUNA S
4821 FIELD CT
ARVADA CO 80002



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: 717877 719

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	100	Lease: 22620 Type: REAL Owner #: 717877
WINNSBORO ISD G	80	100	Legal: COKE SC UNIT TR 02
WASTE DISPOSAL	80	100	GTG OPERATING LLC AB 534 B SMITH SURVEY (AL BROWN) .0200940 .005208 Royalty Interest Category: G1 Railroad #: 5678
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$100 in 2023		as compared to	\$40 in 2018 is a 150.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	100
WINNSBORO ISD	0	100	0
WASTE DISPOSAL	80	0	100

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			10	Lease: 500090	Type: REAL	Owner #: 717877
CITY OF ALBA	G		10	Legal: ALBA (SUB-CLKSVLE) WEST UNIT		
ALBA-GOLDEN ISD	G		10	BASA RESOURCES INC		
WASTE DISPOSAL			10	AB 532 J SHERMAN ETAL SURVEY		
				RRC #12693		
				.000180 Royalty Interest		
				Category: G1		
				Railroad #: 12693		
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	0	0	10			
CITY OF ALBA	0	10	0			
ALBA-GOLDEN ISD	0	10	0			
WASTE DISPOSAL	0	0	10			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		11,350	6,720	Lease: 500426	Type: REAL	Owner #: 717877
YANTIS ISD		11,350	6,720	Legal: SCOTTISH RITE UNIT		
WASTE DISPOSAL		11,350	6,720	VALENCE OPERATING CO		
				A 607 J WALKER SURVEY		
				RRC #4176 WELL 1H		
				.003823 Royalty Interest		
				Category: G1		
				Railroad #: 4176		
HB1984: The Appraised value of \$6,720 in 2023 as compared to \$50 in 2018 is a 13340.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	11,350	0	6,720			
YANTIS ISD	11,350	0	6,720			
WASTE DISPOSAL	11,350	0	6,720			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		2,610	1,640	Lease: 500431	Type: REAL	Owner #: 717877
YANTIS ISD		2,610	1,640	Legal: MORGAN HUDIE UNIT 2H		
WASTE DISPOSAL		2,610	1,640	VALENCE OPERATING CO		
				AB 607 J WALKER SUR		
				RRC #4263		
				.000729 Royalty Interest		
				Category: G1		
				Railroad #: 4263		
HB1984: The Appraised value of \$1,640 in 2023 as compared to \$4,340 in 2018 is a 62.21% decrease.						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	2,610	0	1,640			
YANTIS ISD	2,610	0	1,640			
WASTE DISPOSAL	2,610	0	1,640			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL No 2018 Hist	3,280 3,280 3,280	3,370 3,370 3,370	Lease: 500469 Type: REAL Owner #: 717877 Legal: WHEELER VALENCE OPERATING CO AB 607 JESSE WALKER SURV RRC 4365 .000358 Royalty Interest Category: G1 Railroad #: 4365
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY YANTIS ISD WASTE DISPOSAL	3,280 3,280 3,280	0 0 0	3,370 3,370 3,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL No 2018 Hist	2,670 2,670 2,670	950 950 950	Lease: 500480 Type: REAL Owner #: 717877 Legal: HUDIE MORGAN - ALEXANDER VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4407 .000451 Royalty Interest Category: G1 Railroad #: 4407
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY YANTIS ISD WASTE DISPOSAL	2,670 2,670 2,670	0 0 0	950 950 950

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	19,990	0	12,790		
WINNSBORO ISD	0	100	0		
WASTE DISPOSAL	19,990	0	12,790		
CITY OF ALBA	0	10	0		
ALBA-GOLDEN ISD	0	10	0		
YANTIS ISD	19,910	0	12,680		

