

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

woodhelp@woodcad.org

MUSSELMAN JOHN A
727 S CHILTON AVE
TYLER TX 75701-1554



APPRAISAL YEAR 2025	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	7/07/2025 AT: 9:00 AM
APPRAISAL DISTRICT OFFICE	
210 CLARK STREET	
QUITMAN, TEXAS 75783	
903-657-2555 EXT 12 MINERALS	
903 657 2555 EXT 24 ROYALTIES	
903 657 2555 EXT 14 PERSONAL	
Protest Deadline:	6-13-2025
ARB Hearing:	7-07-2025
Owner:	155460 3296
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 2025	PROPERTY DESCRIPTION	
COUNTY		80	90	Lease: 52000 Type: REAL Owner #: 155460	
QUITMAN ISD		80	90	Legal: HERRING LEONARD G/U #2	
HOSPITAL		80	90	FAIR OIL LTD	
WASTE DISPOSAL		80	90	AB 27 S BURCH SURVEY	
				WELL #2 RRC# 97487	
				.000394 Override Royalty	
				Category: G1	
				Railroad #: 97487	
HB1984: The Appraised value of \$90 in 2025 as compared to \$100 in 2020 is a 10.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	80	0	90		
QUITMAN ISD	80	0	90		
HOSPITAL	80	0	90		
WASTE DISPOSAL	80	0	90		

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

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

TRACY NICHOLS
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	50	30	Lease: 63760 Type: REAL Owner #: 155460		
QUITMAN ISD	50	30	Legal: KENNEDY-BUTLER UN		
HOSPITAL	50	30	RICHEY PROPERTIES		
WASTE DISPOSAL	50	30	AB 609 A C WALTERS SURVEY		
.000180 Override Royalty Category: G1 Railroad #: 10087					
HB1984: The Appraised value of \$30 in 2025 as compared to \$50 in 2020 is a 40.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	50	0	30		
QUITMAN ISD	50	0	30		
HOSPITAL	50	0	30		
WASTE DISPOSAL	50	0	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	11,490	10,060	Lease: 149300 Type: REAL Owner #: 155460		
QUITMAN ISD	11,490	10,060	Legal: TAYLOR E J #2		
HOSPITAL	11,490	10,060	SOUTHWEST OPERATING		
WASTE DISPOSAL	11,490	10,060	AB 10 H ANDERSON SURVEY WELL #2 RRC# 10842		
.013007 Override Royalty Category: G1 Railroad #: 10842					
HB1984: The Appraised value of \$10,060 in 2025 as compared to \$6,590 in 2020 is a 52.66% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	11,490	0	10,060		
QUITMAN ISD	11,490	0	10,060		
HOSPITAL	11,490	0	10,060		
WASTE DISPOSAL	11,490	0	10,060		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	20	20	Lease: 500304 Type: REAL Owner #: 155460		
QUITMAN ISD	20	20	Legal: DELONEY HEIRS		
HOSPITAL	20	20	WYNN-CROSBY OPER		
WASTE DISPOSAL	20	20	AB 484 J ROBBINS SURVEY RRC# 14485		
.000028 Override Royalty Category: G1 Railroad #: 14485					
HB1984: The Appraised value of \$20 in 2025 as compared to \$10 in 2020 is a 100.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20	0	20		
QUITMAN ISD	20	0	20		
HOSPITAL	20	0	20		
WASTE DISPOSAL	20	0	20		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	11,640	0	10,200		
QUITMAN ISD	11,640	0	10,200		
HOSPITAL	11,640	0	10,200		
WASTE DISPOSAL	11,640	0	10,200		