

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

REYNOLDS WANDA
PO BOX 795
QUITMAN TX 75783-0795



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: 188751 3864

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		740	790	Lease: 52000 Type: REAL Owner #: 188751	
QUITMAN ISD		740	790	Legal: HERRING LEONARD G/U #2	
HOSPITAL		740	790	FAIR OIL LTD	
WASTE DISPOSAL		740	790	AB 27 S BURCH SURVEY	
				WELL #2 RRC# 97487	
				.003551 Royalty Interest	
				Category: G1	
				Railroad #: 97487	
HB1984: The Appraised value of \$790 in 2025		as compared to \$860 in 2020 is a 8.14% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	740	0	790		
QUITMAN ISD	740	0	790		
HOSPITAL	740	0	790		
WASTE DISPOSAL	740	0	790		

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	C	220	110	Lease: 71550 Type: REAL Owner #: 188751
QUITMAN ISD	C	220	110	Legal: MANZIEL G/U 2 #1
HOSPITAL	C	220	110	FAIR OIL LTD
WASTE DISPOSAL	C	220	110	AB 458 J POLK SURVEY WELL #1 RRC# 70733
				.002199 Royalty Interest Category: G1 Railroad #: 70733
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$110 in 2025 as compared to \$350 in 2020 is a 68.57% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	60	40	70	
QUITMAN ISD	60	40	70	
HOSPITAL	60	40	70	
WASTE DISPOSAL	60	40	70	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY		630	410	Lease: 93120 Type: REAL Owner #: 188751
WINNSBORO ISD	G	630	410	Legal: MCELYEA J H #1B
WASTE DISPOSAL		630	410	FAIR OIL LTD AB 1 W BARNHILL SURVEY WELL #1B RRC# 5880
				.006175 Royalty Interest Category: G1 Railroad #: 5880
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$410 in 2025 as compared to \$180 in 2020 is a 127.78% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	630	0	410	
WINNSBORO ISD	0	410	0	
WASTE DISPOSAL	630	0	410	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C	100	160	Lease: 500020 Type: REAL Owner #: 188751
QUITMAN ISD	C	100	160	Legal: BLACKWELL W H G/U #1
HOSPITAL	C	100	160	FAIR OIL LTD
WASTE DISPOSAL	C	100	160	AB 701 G W SMITH SURVEY WELL #1 RRC# 121155
				.002136 Royalty Interest Category: G1 Railroad #: 121155
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$160 in 2025 as compared to \$170 in 2020 is a 5.88% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	100	40	120	
QUITMAN ISD	100	40	120	
HOSPITAL	100	40	120	
WASTE DISPOSAL	100	40	120	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,530	80	1,390		
QUITMAN ISD	900	80	980		
HOSPITAL	900	80	980		
WASTE DISPOSAL	1,530	80	1,390		
WINNSBORO ISD	0	410	0		