

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

WELLER FRANCIS J TR 9/1/78
FRANCIS J WELLS JR
1 SHOAL LN
ORLEANS MA 02653



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:	241300 4902
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	C	110	50	Lease: 71550	Type: REAL	Owner #: 241300
QUITMAN ISD	C	110	50	Legal: MANZIEL G/U 2 #1		
HOSPITAL	C	110	50	FAIR OIL LTD		
WASTE DISPOSAL	C	110	50	AB 458 J POLK SURVEY		
				WELL #1 RRC# 70733		
				.001063 Royalty Interest		
				Category: G1		
				Railroad #: 70733		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2025 as compared to \$170 in 2020 is a 70.59% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		24	20	30		
QUITMAN ISD		24	20	30		
HOSPITAL		24	20	30		
WASTE DISPOSAL		24	20	30		

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	580	550	Lease: 140600 Type: REAL Owner #: 241300
QUITMAN ISD	580	550	Legal: SHEPPARD-WHATLEY UNIT
HOSPITAL	580	550	SOUTHWEST OPER INC
WASTE DISPOSAL	580	550	AB 458 J POLK SURVEY WELLS #1-2 RRC# 874
HB1984: The Appraised value of \$550 in 2025 as compared to \$1,050 in 2020 is a 47.62% decrease.			.004289 Royalty Interest Category: G1 Railroad #: 874
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	580	0	550
QUITMAN ISD	580	0	550
HOSPITAL	580	0	550
WASTE DISPOSAL	580	0	550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	380	750	Lease: 500351 Type: REAL Owner #: 241300
QUITMAN ISD	380	750	Legal: WHATLEY -J- #1
HOSPITAL	380	750	FAIR OIL LTD
WASTE DISPOSAL	380	750	AB 458 JOHN POLK SURVEY WELL #1 RRC# 12702
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$750 in 2025 as compared to \$1,910 in 2020 is a 60.73% decrease.			.008575 Royalty Interest Category: G1 Railroad #: 12702
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	380	290	460
QUITMAN ISD	380	290	460
HOSPITAL	380	290	460
WASTE DISPOSAL	380	290	460

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	984	310	1,040		
QUITMAN ISD	984	310	1,040		
HOSPITAL	984	310	1,040		
WASTE DISPOSAL	984	310	1,040		