

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

ZEPPA KEATING VINCENZO ESTATE  
PRISCILLA PRATT ZEPPA-IND EXEC  
PO BOX 451  
TYLER TX 75710-0451



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: 255300 5167  
  
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 HAWKINS ISD G WASTE DISPOSAL	20 20 20	10 10 10	Lease: 50400 Type: REAL Owner #: 255300 Legal: HAWKINS G/U 3-1 MMGL EAST TEXAS II AB 291 ETAL HAMPTON ETAL SURS WELL #1 RRC# 32013  .000055 Royalty Interest Category: G1 Railroad #: 32013
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2025 as compared to \$50 in 2020 is a 80.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	20 0 20	0 10 0	10 0 10

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	G		10	Lease: 50800	Type: REAL	Owner #: 255300
HAWKINS ISD			10	Legal: HAWKINS G/U 5-1		
WASTE DISPOSAL			10	MMGL EAST TEXAS II		
				AB 645 ETL WATSON-MOSELEY SURS		
				WELL #1 RRC# 33093		
				.000003 Royalty Interest		
				Category: G1		
				Railroad #: 33093		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$10 in 2025 as compared to \$10 in 2020 is a .00% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0		0	10		
HAWKINS ISD	0		10	0		
WASTE DISPOSAL	0		0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	750	1,050	Lease: 150000	Type: REAL	Owner #: 255300
QUITMAN ISD	C	750	1,050	Legal: TAYLOR P -B-		
HOSPITAL	C	750	1,050	ATLANTIS OIL		
WASTE DISPOSAL	C	750	1,050	AB 10 H ANDERSON SURVEY		
				RRC# 1345		
				.001302 Royalty Interest		
				Category: G1		
				Railroad #: 1345		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,050 in 2025 as compared to \$830 in 2020 is a 26.51% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	708		200	850		
QUITMAN ISD	708		200	850		
HOSPITAL	708		200	850		
WASTE DISPOSAL	708		200	850		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		1,020	810	Lease: 150300	Type: REAL	Owner #: 255300
QUITMAN ISD		1,020	810	Legal: TAYLOR PINKIE #3		
HOSPITAL		1,020	810	JOHN G LINDER JR		
WASTE DISPOSAL		1,020	810	AB 10 H ANDERSON SURVEY		
				WELL #3 RRC# 12093		
				.001302 Royalty Interest		
				Category: G1		
				Railroad #: 12093		
HB1984: The Appraised value of \$810 in 2025 as compared to \$770 in 2020 is a 5.19% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,020		0	810		
QUITMAN ISD	1,020		0	810		
HOSPITAL	1,020		0	810		
WASTE DISPOSAL	1,020		0	810		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		700	830	Lease: 150400    Type: REAL    Owner #: 255300		
QUITMAN ISD		700	830	Legal: TAYLOR PINKIE #1-3		
HOSPITAL		700	830	ATLANTIS OIL		
WASTE DISPOSAL		700	830	AB 10 H ANDERSON SURVEY		
				RRC# 1350 WELLS #1-3		
				.001302 Royalty Interest		
				Category: G1		
				Railroad #: 1350		
HB1984: The Appraised value of \$830 in 2025				as compared to \$750 in 2020 is a 10.67% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		700	0	830		
QUITMAN ISD		700	0	830		
HOSPITAL		700	0	830		
WASTE DISPOSAL		700	0	830		

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,448	200	2,510		
HAWKINS ISD	0	20	0		
WASTE DISPOSAL	2,448	200	2,510		
QUITMAN ISD	2,428	200	2,490		
HOSPITAL	2,428	200	2,490		

