

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

DAVIS FAMILY MINERAL TRUST
CAROLYN A CLARKE-TRUSTEE
PO BOX 270
MOUNTAIN HOME TX 78058-0270



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: 55810 1132

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	1,410	1,410	Lease: 130700 Type: REAL Owner #: 55810
WINNSBORO ISD	C	1,410	1,410	Legal: REYNOLDS W S
WASTE DISPOSAL	C	1,410	1,410	SOUTHWEST OPERATING AB 1 WM BARNHILL SURVEY WELL #1 RRC# 5901 .014088 Royalty Interest Category: G1 Railroad #: 5901
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,410 in 2025 as compared to \$790 in 2020 is a 78.48% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	696	570	840	
WINNSBORO ISD	696	570	840	
WASTE DISPOSAL	696	570	840	

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	2,600	1,770	Lease: 134800 Type: REAL Owner #: 55810		
WINNSBORO ISD	2,600	1,770	Legal: SANER MARY #7		
WASTE DISPOSAL	2,600	1,770	JOHN LINDER OPER		
ESD #1	2,600	1,770	AB 454 M POLK SURVEY		
			RRC# 1232 WELLS #7		
			.005783 Royalty Interest		
			Category: G1		
			Railroad #: 1232		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,136	0	1,770		
WINNSBORO ISD	2,136	0	1,770		
WASTE DISPOSAL	2,136	0	1,770		
ESD #1	2,136	0	1,770		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C 78,150	97,180	Lease: 500004 Type: REAL Owner #: 55810		
WINNSBORO ISD	C 78,150	97,180	Legal: DAVIS		
WASTE DISPOSAL	C 78,150	97,180	LINDER JOHN OPERATI		
			AB 497 J RUSSELL SURVEY		
			WELL #1 RRC# 12001		
			.133523 Royalty Interest		
			Category: G1		
			Railroad #: 12001		
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED				
	HB1984: The Appraised value of \$97,180 in 2025 as compared to \$42,030 in 2020 is a 131.22% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	78,150	3,400	93,780		
WINNSBORO ISD	78,150	3,400	93,780		
WASTE DISPOSAL	78,150	3,400	93,780		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C 1,950	2,430	Lease: 500004 Type: REAL Owner #: 55810		
WINNSBORO ISD	C 1,950	2,430	Legal: DAVIS		
WASTE DISPOSAL	C 1,950	2,430	LINDER JOHN OPERATI		
			AB 497 J RUSSELL SURVEY		
			WELL #1 RRC# 12001		
			.003338 Override Royalty		
			Category: G1		
			Railroad #: 12001		
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED				
	HB1984: The Appraised value of \$2,430 in 2025 as compared to \$1,050 in 2020 is a 131.43% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,950	90	2,340		
WINNSBORO ISD	1,950	90	2,340		
WASTE DISPOSAL	1,950	90	2,340		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	5,510	3,950	Lease: 500110 Type: REAL Owner #: 55810		
WINNSBORO ISD	5,510	3,950	Legal: HOLLY CREEK UNIT #2		
WASTE DISPOSAL	5,510	3,950	LINDER JOHN OPERATIN		
ESD #1	5,510	3,950	AB 454 MARY POLK SURVEY		
			WELL #1 RRC #12941		
			.003855 Royalty Interest		
			Category: G1		
			Railroad #: 12941		
HB1984: The Appraised value of \$3,950 in 2025 as compared to \$3,340 in 2020 is a 18.26% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	5,510	0	3,950		
WINNSBORO ISD	5,510	0	3,950		
WASTE DISPOSAL	5,510	0	3,950		
ESD #1	5,510	0	3,950		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	1,840	1,680	Lease: 500111 Type: REAL Owner #: 55810		
WINNSBORO ISD	1,840	1,680	Legal: SANER-RUNGE UNIT		
WASTE DISPOSAL	1,840	1,680	JOHN LINDER OPER		
ESD #1	1,840	1,680	AB 454 MARY POLK SURVEY		
			WELL #1 RRC# 12888		
			.001928 Royalty Interest		
			Category: G1		
			Railroad #: 12888		
HB1984: The Appraised value of \$1,680 in 2025 as compared to \$510 in 2020 is a 229.41% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,840	0	1,680		
WINNSBORO ISD	1,840	0	1,680		
WASTE DISPOSAL	1,840	0	1,680		
ESD #1	1,840	0	1,680		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	6,460	6,150	Lease: 500112 Type: REAL Owner #: 55810		
WINNSBORO ISD	6,460	6,150	Legal: HOLLY CREEK UNIT #1		
WASTE DISPOSAL	6,460	6,150	LINDER JOHN OPERATIN		
ESD #1	6,460	6,150	AB 454 MARY POLK SURVEY		
			WELL #2 RRC #12923		
			.003855 Royalty Interest		
			Category: G1		
			Railroad #: 12923		
HB1984: The Appraised value of \$6,150 in 2025 as compared to \$4,630 in 2020 is a 32.83% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	6,460	0	6,150		
WINNSBORO ISD	6,460	0	6,150		
WASTE DISPOSAL	6,460	0	6,150		
ESD #1	6,460	0	6,150		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	1,500	1,120	Lease: 500198 Type: REAL Owner #: 55810
WINNSBORO ISD	750	560	Legal: HOLLY CREEK UNIT #3
HARMONY ISD	750	560	LINDER JOHN OPERATIN
WASTE DISPOSAL	1,500	1,120	AB 454 MARY POLK SURVEY
ESD #1	1,500	1,120	WELL #1
.001446 Royalty Interest Category: G1 Railroad #: 13025			
HB1984: The Appraised value of \$1,120 in 2025 as compared to \$1,050 in 2020 is a 6.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,464	0	1,120
WINNSBORO ISD	732	0	560
HARMONY ISD	732	0	560
WASTE DISPOSAL	1,464	0	1,120
ESD #1	1,464	0	1,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	5,220	3,770	Lease: 500199 Type: REAL Owner #: 55810
WINNSBORO ISD	5,220	3,770	Legal: HOLLY CREEK UNIT #4
WASTE DISPOSAL	5,220	3,770	LINDER JOHN OPERATIN
ESD #1	5,220	3,770	AB 454 MARY POLK SURVEY
RRC# 13068 WELL #1			
.003855 Royalty Interest Category: G1 Railroad #: 13068			
HB1984: The Appraised value of \$3,770 in 2025 as compared to \$3,060 in 2020 is a 23.20% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,220	0	3,770
WINNSBORO ISD	5,220	0	3,770
WASTE DISPOSAL	5,220	0	3,770
ESD #1	5,220	0	3,770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C 1,370	690	Lease: 500205 Type: REAL Owner #: 55810
WINNSBORO ISD	C 1,370	690	Legal: CROW UNIT #1
WASTE DISPOSAL	C 1,370	690	LINDER JOHN OPERATIN
ESD #1	C 1,370	690	AB 454 MARY POLK SURVEY
WELL #1			
.003855 Royalty Interest Category: G1 Railroad #: 13102			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$690 in 2025 as compared to \$570 in 2020 is a 21.05% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	348	270	420
WINNSBORO ISD	348	270	420
WASTE DISPOSAL	348	270	420
ESD #1	348	270	420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY WINNSBORO ISD WASTE DISPOSAL	8,440 8,440 8,440	5,710 5,710 5,710	Lease: 500217 Type: REAL Owner #: 55810 Legal: SANER MARY #8 JOHN LINDER OPER AB 454 M POLK SURVEY RRC# 1232 WELL #8 .005783 Royalty Interest Category: G1 Railroad #: 1232
HB1984: The Appraised value of \$5,710 in 2025 as compared to \$3,340 in 2020 is a 70.96% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,044	0	5,710
WINNSBORO ISD	7,044	0	5,710
WASTE DISPOSAL	7,044	0	5,710

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	110,818	4,330	121,530		
WINNSBORO ISD	110,086	4,330	120,970		
WASTE DISPOSAL	110,818	4,330	121,530		
ESD #1	22,978	270	18,860		
HARMONY ISD	732	0	560		

