

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

WATSON BRAD NELSON
3204 WHITT CREEK TRL
LEANDER TX 78641-3971



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:	700770 4863
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	70	30	Lease: 71550 Type: REAL Owner #: 700770
QUITMAN ISD	C	70	30	Legal: MANZIEL G/U 2 #1
HOSPITAL	C	70	30	FAIR OIL LTD
WASTE DISPOSAL	C	70	30	AB 458 J POLK SURVEY
				WELL #1 RRC# 70733
				.000643 Royalty Interest
				Category: G1
				Railroad #: 70733
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$30 in 2025 as compared to \$100 in 2020 is a 70.00% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	12	20	10	
QUITMAN ISD	12	20	10	
HOSPITAL	12	20	10	
WASTE DISPOSAL	12	20	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	730	690	Lease: 140600 Type: REAL Owner #: 700770
QUITMAN ISD	730	690	Legal: SHEPPARD-WHATLEY UNIT
HOSPITAL	730	690	SOUTHWEST OPER INC
WASTE DISPOSAL	730	690	AB 458 J POLK SURVEY WELLS #1-2 RRC# 874
HB1984: The Appraised value of \$690 in 2025 as compared to \$1,310 in 2020 is a 47.33% decrease.			.005376 Royalty Interest Category: G1 Railroad #: 874
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	730	0	690
QUITMAN ISD	730	0	690
HOSPITAL	730	0	690
WASTE DISPOSAL	730	0	690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	230	450	Lease: 500351 Type: REAL Owner #: 700770
QUITMAN ISD	230	450	Legal: WHATLEY -J- #1
HOSPITAL	230	450	FAIR OIL LTD
WASTE DISPOSAL	230	450	AB 458 JOHN POLK SURVEY WELL #1 RRC# 12702
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$450 in 2025 as compared to \$1,150 in 2020 is a 60.87% decrease.			.005188 Royalty Interest Category: G1 Railroad #: 12702
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	230	170	280
QUITMAN ISD	230	170	280
HOSPITAL	230	170	280
WASTE DISPOSAL	230	170	280

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	972	190	980		
QUITMAN ISD	972	190	980		
HOSPITAL	972	190	980		
WASTE DISPOSAL	972	190	980		