

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

MANNAS JOSEPH W EST
MYRTLE MANNAS IND EXEC
108 LANDBOROUGH DR
WACO TX 76712-7734



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: 701011 2818

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	80	220	Lease: 120200 Type: REAL Owner #: 701011
QUITMAN ISD	C	80	220	Legal: POLLARD O D
HOSPITAL	C	80	220	SOUTHWEST OPER INC
WASTE DISPOSAL	C	80	220	AB 523-1 SECREST-BARNHILL SURS RRC# 875 .001202 Royalty Interest Category: G1 Railroad #: 875
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$220 in 2025 as compared to \$240 in 2020 is a 8.33% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	80	120	100	
QUITMAN ISD	80	120	100	
HOSPITAL	80	120	100	
WASTE DISPOSAL	80	120	100	

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	340	350	Lease: 120400 Type: REAL Owner #: 701011
QUITMAN ISD	C	340	350	Legal: POLLARD O D -A-
HOSPITAL	C	340	350	SOUTHWEST OPER INC
WASTE DISPOSAL	C	340	350	AB 523 SECREST SURVEY RRC# 876 & 854
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000993 Royalty Interest Category: G1 Railroad #: 13807
HB1984: The Appraised value of \$350 in 2025 as compared to \$60 in 2020 is a 483.33% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	216	90	260	
QUITMAN ISD	216	90	260	
HOSPITAL	216	90	260	
WASTE DISPOSAL	216	90	260	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	296	210	360		
QUITMAN ISD	296	210	360		
HOSPITAL	296	210	360		
WASTE DISPOSAL	296	210	360		