

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

GUNN NANCY LYNN  
310 GREEN LAND POND ROAD  
BREWSTER                      MA 02631



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:	701420                      1840
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		2,370	2,080	Lease: 93100	Type: REAL      Owner #: 701420
WINNSBORO ISD		2,370	2,080	Legal: MCELYEA J H #1-A	
WASTE DISPOSAL		2,370	2,080	SOUTHWEST OPER INC	
				AB 1    W BARNHILL SURVEY	
				RRC# 5471 WELL #1A-2	
				.002846 Royalty Interest	
				Category:    G1	
				Railroad #:                      5471	
HB1984: The Appraised value of \$2,080 in 2025 as compared to \$1,850 in 2020 is a 12.43% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,370	0	2,080	
WINNSBORO ISD		2,370	0	2,080	
WASTE DISPOSAL		2,370	0	2,080	

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		290	190	Lease: 93120	Type: REAL      Owner #: 701420
WINNSBORO ISD		290	190	Legal: MCELYEA J H #1B	
WASTE DISPOSAL		290	190	FAIR OIL LTD	
				AB 1    W BARNHILL SURVEY	
				WELL #1B RRC# 5880	
				.002846 Royalty Interest	
				Category:      G1	
				Railroad #:            5880	
HB1984: The Appraised value of \$190 in 2025			as compared to	\$80 in 2020 is a 137.50% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	290	0	190		
WINNSBORO ISD	290	0	190		
WASTE DISPOSAL	290	0	190		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,660	0	2,270		
WINNSBORO ISD	2,660	0	2,270		
WASTE DISPOSAL	2,660	0	2,270		