

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

WAGONER KATIE RUTH ESTATE
ROBERT WAGONER
128 OLD BARN CIR
HOLLY LAKE RANCH TX 75765-7541



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: 703086 4811 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	3,620	2,100	Lease: 500084 Type: REAL Owner #: 703086
HAWKINS ISD	2,500	1,450	Legal: P M 2ND SUBCLARKSVILLE UNIT
WINNSBORO ISD	1,120	650	BUCCANEER OPER LLC
WASTE DISPOSAL	3,620	2,100	AB 16 ARMSTRONG SUR ETAL
ESD #1	3,620	2,100	AB 409 J MORRISON SUR ETAL
HB1984: The Appraised value of \$2,100 in 2025 as compared to \$4,200 in 2020 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,620	0	2,100
HAWKINS ISD	2,500	0	1,450
WINNSBORO ISD	1,120	0	650
WASTE DISPOSAL	3,620	0	2,100
ESD #1	3,620	0	2,100

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	8,730	10,160	Lease: 500254 Type: REAL Owner #: 703086
HAWKINS ISD	8,730	10,160	Legal: WAGONER (1A)
WASTE DISPOSAL	8,730	10,160	BUCCANEER OPER LLC
ESD #1	8,730	10,160	AB 229 DAVID GILLILAND SURVEY
			WELL #1A RRC# 13968
			.022314 Royalty Interest
			Category: G1
			Railroad #: 13968
HB1984: The Appraised value of \$10,160 in 2025 as compared to \$17,540 in 2020 is a 42.08% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	8,730	0	10,160
HAWKINS ISD	8,730	0	10,160
WASTE DISPOSAL	8,730	0	10,160
ESD #1	8,730	0	10,160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	7,970	7,130	Lease: 500378 Type: REAL Owner #: 703086
HAWKINS ISD	7,970	7,130	Legal: WOODBINE -A- FORMATION UNIT
WASTE DISPOSAL	7,970	7,130	BUCCANEER OPERATING
			AB 229 D GILLIAND SURVEY
			RRC #4887 *6/15
			.003842 Royalty Interest
			Category: G1
			Railroad #: 4887
HB1984: The Appraised value of \$7,130 in 2025 as compared to \$7,070 in 2020 is a .85% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,970	0	7,130
HAWKINS ISD	7,970	0	7,130
WASTE DISPOSAL	7,970	0	7,130

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	20,320	0	19,390		
HAWKINS ISD	19,200	0	18,740		
WINNSBORO ISD	1,120	0	650		
WASTE DISPOSAL	20,320	0	19,390		
ESD #1	12,350	0	12,260		