

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

BAKER FRANCIS N V &  
NEAL R BETHANY K DUNCAN  
3165 S FM 14  
MINEOLA TX 75773-6269



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:	706676 181
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		560	320	Lease: 500084 Type: REAL Owner #: 706676
HAWKINS ISD		380	220	Legal: P M 2ND SUBCLARKSVILLE UNIT
WINNSBORO ISD	G	170	100	BUCCANEER OPER LLC
WASTE DISPOSAL		560	320	AB 16 ARMSTRONG SUR ETAL
ESD #1	G	560	320	AB 409 J MORRISON SUR ETAL
Deductions: (G)=LESS THAN \$500 MIN INT				.000165 Override Royalty
HB1984: The Appraised value of \$320 in 2025 as compared to \$640 in 2020 is a 50.00% decrease.				Category: G1
				Railroad #: 4886
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	560	0	320	
HAWKINS ISD	380	0	220	
WINNSBORO ISD	0	100	0	
WASTE DISPOSAL	560	0	320	
ESD #1	0	320	0	

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		1,910	1,700	Lease: 500378	Type: REAL      Owner #: 706676
HAWKINS ISD		1,910	1,700	Legal: WOODBINE -A- FORMATION UNIT	
WASTE DISPOSAL		1,910	1,700	BUCCANEER OPERATING	
				AB 229 D GILLIAND SURVEY	
				RRC #4887	*6/15
				.000918 Override Royalty	
				Category: G1	
				Railroad #: 4887	
HB1984: The Appraised value of \$1,700 in 2025 as compared to \$1,690 in 2020 is a .59% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,910	0	1,700		
HAWKINS ISD	1,910	0	1,700		
WASTE DISPOSAL	1,910	0	1,700		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,470	0	2,020		
HAWKINS ISD	2,290	0	1,920		
WINNSBORO ISD	0	100	0		
WASTE DISPOSAL	2,470	0	2,020		
ESD #1	0	320	0		