

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

KEPLEY JANET SMITH
548 COUNTY ROAD 3954
MINEOLA TX 75773-6248



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:	711703 2463
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		5,410	3,140	Lease: 500084	Type: REAL Owner #: 711703
HAWKINS ISD		3,730	2,170	Legal: P M 2ND SUBCLARKSVILLE UNIT	
WINNSBORO ISD		1,680	970	BUCCANEER OPER LLC	
WASTE DISPOSAL		5,410	3,140	AB 16 ARMSTRONG SUR ETAL	
ESD #1		5,410	3,140	AB 409 J MORRISON SUR ETAL	
				.001606 Royalty Interest	
				Category: G1	
				Railroad #: 4886	
HB1984: The Appraised value of \$3,140 in 2025 as compared to \$6,270 in 2020 is a 49.92% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		5,410	0	3,140	
HAWKINS ISD		3,730	0	2,170	
WINNSBORO ISD		1,680	0	970	
WASTE DISPOSAL		5,410	0	3,140	
ESD #1		5,410	0	3,140	

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 HAWKINS ISD WASTE DISPOSAL	31,740 31,740 31,740	28,690 28,690 28,690	Lease: 500353 Type: REAL Owner #: 711703 Legal: SMITH BUCCANEER OPER LLC AB 409 J M MORRISON SURVEY 1/17 .062500 Royalty Interest Category: G1 Railroad #: 10868
HB1984: The Appraised value of \$28,690 in 2025 as compared to \$16,110 in 2020 is a 78.09% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	31,740 31,740 31,740	0 0 0	28,690 28,690 28,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	4,510 4,510 4,510	4,030 4,030 4,030	Lease: 500378 Type: REAL Owner #: 711703 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 .002174 Royalty Interest Category: G1 Railroad #: 4887
HB1984: The Appraised value of \$4,030 in 2025 as compared to \$4,000 in 2020 is a .75% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	4,510 4,510 4,510	0 0 0	4,030 4,030 4,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	90 90 90	80 80 80	Lease: 500378 Type: REAL Owner #: 711703 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 .000043 Override Royalty Category: G1 Railroad #: 4887
HB1984: The Appraised value of \$80 in 2025 as compared to \$80 in 2020 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	90 90 90	0 0 0	80 80 80

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	41,750	0	35,940		
HAWKINS ISD	40,070	0	34,970		
WINNSBORO ISD	1,680	0	970		
WASTE DISPOSAL	41,750	0	35,940		
ESD #1	5,410	0	3,140		