

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

BAUCHMAN INVESTMENT PRTSHP LTD
JOHN R HANNAH & CO LLP
800 NAVARRO ST STE 210
SAN ANTONIO TX 78205-1877



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: 711741 251

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	610	1,990	Lease: 65400 Type: REAL Owner #: 711741
QUITMAN ISD	C	610	1,990	Legal: KIRKLAND-KIRKLAND UN
HOSPITAL	C	610	1,990	ATLAS OPERATING
WASTE DISPOSAL	C	610	1,990	AB 254 E GOODSIR SURVEY WELL #4 RRC# 1365
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001452 Royalty Interest
HB1984: The Appraised value of \$1,990 in 2025 as compared to \$40 in 2020 is a 4875.00% increase.				Category: G1
Taxing Units				Railroad #: 1365
		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		120	1,850	140
QUITMAN ISD		120	1,850	140
HOSPITAL		120	1,850	140
WASTE DISPOSAL		120	1,850	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	C	200	510	Lease: 66600 Type: REAL Owner #: 711741
QUITMAN ISD	C	200	510	Legal: KIRKLAND N J #5
HOSPITAL	C	200	510	SOUTHWEST OPER INC
WASTE DISPOSAL	C	200	510	AB 254 E GOODSIR SURVEY WELL #5 RRC# 1419
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001453 Royalty Interest Category: G1 Railroad #: 1376
HB1984: The Appraised value of \$510 in 2025 as compared to \$290 in 2020 is a 75.86% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	200	270	240	
QUITMAN ISD	200	270	240	
HOSPITAL	200	270	240	
WASTE DISPOSAL	200	270	240	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	320	2,120	380		
QUITMAN ISD	320	2,120	380		
HOSPITAL	320	2,120	380		
WASTE DISPOSAL	320	2,120	380		