

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

MIRAGE MINERAL INVESTMENTS INC  
PO BOX 1385  
BROWNWOOD TX 76804



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:	711797 3138
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		8,660	6,830	Lease: 138400	Type: REAL      Owner #: 711797
QUITMAN ISD		8,660	6,830	Legal: SHAMBURGER J G -A-	
HOSPITAL		8,660	6,830	SOUTHWEST OPER INC	
WASTE DISPOSAL		8,660	6,830	AB 383 J M MOORE SURVEY	
				RRC# 877 WELL #1-2	
				.011111 Override Royalty	
				Category: G1	
				Railroad #: 877	
HB1984: The Appraised value of \$6,830 in 2025 as compared to \$5,720 in 2020 is a 19.41% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		8,660	0	6,830	
QUITMAN ISD		8,660	0	6,830	
HOSPITAL		8,660	0	6,830	
WASTE DISPOSAL		8,660	0	6,830	

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	480	770	Lease: 500020	Type: REAL Owner #: 711797
QUITMAN ISD	C	480	770	Legal: BLACKWELL W H G/U #1	
HOSPITAL	C	480	770	FAIR OIL LTD	
WASTE DISPOSAL	C	480	770	AB 701 G W SMITH SURVEY	
				WELL #1 RRC# 121155	
				.010653 Override Royalty	
				Category: G1	
				Railroad #: 121155	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$770 in 2025 as compared to \$840 in 2020 is a 8.33% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	480	190	580		
QUITMAN ISD	480	190	580		
HOSPITAL	480	190	580		
WASTE DISPOSAL	480	190	580		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		7,770	5,740	Lease: 500209	Type: REAL Owner #: 711797
QUITMAN ISD		6,310	4,660	Legal: SHAMBURGER J G #3 & #4A	
WINNSBORO ISD		1,460	1,080	SOUTHWEST OPER INC	
HOSPITAL		6,310	4,660	AB 1 WM BARNHILL SURVEY	
WASTE DISPOSAL		7,770	5,740	WELL #3 RRC# 13103 #4A	
				.011111 Override Royalty	
				Category: G1	
				Railroad #: 13103	
HB1984: The Appraised value of \$5,740 in 2025 as compared to \$3,890 in 2020 is a 47.56% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	7,770	0	5,740		
QUITMAN ISD	6,310	0	4,660		
WINNSBORO ISD	1,460	0	1,080		
HOSPITAL	6,310	0	4,660		
WASTE DISPOSAL	7,770	0	5,740		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	16,910	190	13,150		
QUITMAN ISD	15,450	190	12,070		
HOSPITAL	15,450	190	12,070		
WASTE DISPOSAL	16,910	190	13,150		
WINNSBORO ISD	1,460	0	1,080		