

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

HALPHEN FAMILY LIVING TRUST  
JAMES III & NANCY HALPHEN-TTEE  
615 BRYAN BLVD  
ALLEN TX 75013-3352



<b>APPRAISAL YEAR 2025</b> 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: 712871 1877  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	80	60	Lease: 22790 Type: REAL Owner #: 712871
QUITMAN ISD	80	60	Legal: COKE SC UNIT TR 19
HOSPITAL	80	60	GTG OPERATING LLC
WASTE DISPOSAL	80	60	AB 347 ETAL J KNIGHT ETAL SUR (T GILBREATH) .0188036
HB1984: The Appraised value of \$60 in 2025 as compared to \$80 in 2020 is a 25.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	60
QUITMAN ISD	80	0	60
HOSPITAL	80	0	60
WASTE DISPOSAL	80	0	60

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		460	320	Lease: 134800	Type: REAL	Owner #: 712871
WINNSBORO ISD		460	320	Legal: SANER MARY #7		
WASTE DISPOSAL		460	320	JOHN LINDER OPER		
ESD #1		460	320	AB 454 M POLK SURVEY		
				RRC# 1232 WELLS #7		
	No 2020 Hist			.001031 Royalty Interest		
				Category: G1		
				Railroad #: 1232		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		384	0	320		
WINNSBORO ISD		384	0	320		
WASTE DISPOSAL		384	0	320		
ESD #1		384	0	320		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	5,720	5,950	Lease: 500024	Type: REAL	Owner #: 712871
QUITMAN ISD	C	5,720	5,950	Legal: STROUD UNIT #1		
HOSPITAL	C	5,720	5,950	FAIR OIL LTD		
WASTE DISPOSAL	C	5,720	5,950	AB 28 S BURCH SURVEY		
				WELL #1 RRC# 12285		
				.002604 Royalty Interest		
				Category: G1		
				Railroad #: 12285		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$5,950 in 2025 as compared to \$2,600 in 2020 is a 128.85% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,832	2,550	3,400		
QUITMAN ISD		2,832	2,550	3,400		
HOSPITAL		2,832	2,550	3,400		
WASTE DISPOSAL		2,832	2,550	3,400		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		1,970	1,410	Lease: 500110	Type: REAL	Owner #: 712871
WINNSBORO ISD		1,970	1,410	Legal: HOLLY CREEK UNIT #2		
WASTE DISPOSAL		1,970	1,410	LINDER JOHN OPERATIN		
ESD #1		1,970	1,410	AB 454 MARY POLK SURVEY		
				WELL #1 RRC #12941		
				.001374 Royalty Interest		
				Category: G1		
				Railroad #: 12941		
HB1984: The Appraised value of \$1,410 in 2025 as compared to \$1,190 in 2020 is a 18.49% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,970	0	1,410		
WINNSBORO ISD		1,970	0	1,410		
WASTE DISPOSAL		1,970	0	1,410		
ESD #1		1,970	0	1,410		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	660	600	Lease: 500111 Type: REAL Owner #: 712871		
WINNSBORO ISD	660	600	Legal: SANER-RUNGE UNIT		
WASTE DISPOSAL	660	600	JOHN LINDER OPER		
ESD #1	660	600	AB 454 MARY POLK SURVEY		
			WELL #1 RRC# 12888		
			.000687 Royalty Interest		
			Category: G1		
			Railroad #: 12888		
HB1984: The Appraised value of \$600 in 2025 as compared to \$180 in 2020 is a 233.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	660	0	600		
WINNSBORO ISD	660	0	600		
WASTE DISPOSAL	660	0	600		
ESD #1	660	0	600		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	2,300	2,190	Lease: 500112 Type: REAL Owner #: 712871		
WINNSBORO ISD	2,300	2,190	Legal: HOLLY CREEK UNIT #1		
WASTE DISPOSAL	2,300	2,190	LINDER JOHN OPERATIN		
ESD #1	2,300	2,190	AB 454 MARY POLK SURVEY		
			WELL #2 RRC #12923		
			.001374 Royalty Interest		
			Category: G1		
			Railroad #: 12923		
HB1984: The Appraised value of \$2,190 in 2025 as compared to \$1,650 in 2020 is a 32.73% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,300	0	2,190		
WINNSBORO ISD	2,300	0	2,190		
WASTE DISPOSAL	2,300	0	2,190		
ESD #1	2,300	0	2,190		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	530	400	Lease: 500198 Type: REAL Owner #: 712871		
WINNSBORO ISD	270	200	Legal: HOLLY CREEK UNIT #3		
HARMONY ISD	270	200	LINDER JOHN OPERATIN		
WASTE DISPOSAL	530	400	AB 454 MARY POLK SURVEY		
ESD #1	530	400	WELL #1		
			.000516 Royalty Interest		
			Category: G1		
			Railroad #: 13025		
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$400 in 2025 as compared to \$370 in 2020 is a 8.11% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	528	0	400		
WINNSBORO ISD	264	0	200		
HARMONY ISD	0	200	0		
WASTE DISPOSAL	528	0	400		
ESD #1	528	0	400		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	1,860	1,340	Lease: 500199 Type: REAL Owner #: 712871
WINNSBORO ISD	1,860	1,340	Legal: HOLLY CREEK UNIT #4
WASTE DISPOSAL	1,860	1,340	LINDER JOHN OPERATIN
ESD #1	1,860	1,340	AB 454 MARY POLK SURVEY
			RRC# 13068 WELL #1
			.001374 Royalty Interest
			Category: G1
			Railroad #: 13068
HB1984: The Appraised value of \$1,340 in 2025 as compared to \$1,090 in 2020 is a 22.94% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,860	0	1,340
WINNSBORO ISD	1,860	0	1,340
WASTE DISPOSAL	1,860	0	1,340
ESD #1	1,860	0	1,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C 490	250	Lease: 500205 Type: REAL Owner #: 712871
WINNSBORO ISD	C 490	250	Legal: CROW UNIT #1
WASTE DISPOSAL	C 490	250	LINDER JOHN OPERATIN
ESD #1	C 490	250	AB 454 MARY POLK SURVEY
			WELL #1
			.001374 Royalty Interest
			Category: G1
			Railroad #: 13102
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$250 in 2025 as compared to \$200 in 2020 is a 25.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	110	140
WINNSBORO ISD	120	110	140
WASTE DISPOSAL	120	110	140
ESD #1	120	110	140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	1,510	1,020	Lease: 500217 Type: REAL Owner #: 712871
WINNSBORO ISD	1,510	1,020	Legal: SANER MARY #8
WASTE DISPOSAL	1,510	1,020	JOHN LINDER OPER
			AB 454 M POLK SURVEY
			RRC# 1232 WELL #8
			.001031 Royalty Interest
			Category: G1
			Railroad #: 1232
HB1984: The Appraised value of \$1,020 in 2025 as compared to \$600 in 2020 is a 70.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,260	0	1,020
WINNSBORO ISD	1,260	0	1,020
WASTE DISPOSAL	1,260	0	1,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	15,890	9,340	Lease: 500294 Type: REAL Owner #: 712871
QUITMAN ISD	15,890	9,340	Legal: BAGBY-STROUD UNIT #1
HOSPITAL	15,890	9,340	FAIR OIL LTD
WASTE DISPOSAL	15,890	9,340	AB 402 JAMES MCFARLAND SURVEY
			WELL #1 RRC# 14372
			.004144 Royalty Interest
			Category: G1
			Railroad #: 14372
HB1984: The Appraised value of \$9,340 in 2025 as compared to \$3,770 in 2020 is a 147.75% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	15,890	0	9,340
QUITMAN ISD	15,890	0	9,340
HOSPITAL	15,890	0	9,340
WASTE DISPOSAL	15,890	0	9,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY		770	Lease: 500315 Type: REAL Owner #: 712871
WINNSBORO ISD		770	Legal: BREWER #1
WASTE DISPOSAL		770	NITRO O & G LLC
			AB 249 J W GRIFFIN SURVEY
			WELL #1 RRC# 14609
			.008897 Royalty Interest
			Category: G1
			Railroad #: 14609
HB1984: The Appraised value of \$770 in 2025 as compared to \$760 in 2020 is a 1.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	770
WINNSBORO ISD	0	0	770
WASTE DISPOSAL	0	0	770

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	27,884	2,660	20,990		
QUITMAN ISD	18,802	2,550	12,800		
HOSPITAL	18,802	2,550	12,800		
WASTE DISPOSAL	27,884	2,660	20,990		
WINNSBORO ISD	8,818	110	7,990		
ESD #1	7,822	110	6,400		
HARMONY ISD	0	200	0		

