

903-657-2555

APPRAISAL YEAR 2025

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Dear Property Owner,

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		1,390	810	Lease: 500084    Type: REAL    Owner #: 712911		
HAWKINS ISD		960	560	Legal: P M 2ND SUBCLARKSVILLE UNIT		
WINNSBORO ISD	G	430	250	BUCCANEER OPER LLC		
WASTE DISPOSAL		1,390	810	AB 16 ARMSTRONG SUR ETAL		
ESD #1		1,390	810	AB 409 J MORRISON SUR ETAL		
				.000412 Royalty Interest		
				Category: G1		
				Railroad #: 4886		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$810 in 2025			as compared to	\$1,610 in 2020 is a 49.69% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	1,390	0	810			
HAWKINS ISD	960	0	560			
WINNSBORO ISD	0	250	0			
WASTE DISPOSAL	1,390	0	810			
ESD #1	1,390	0	810			

*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, beginnng 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."

TRACY NICHOLS  
Chief Appraiser

