

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

CLAXTON BETTIE GRACE RYNDERS  
19785 DEEP HARBOR DR  
HUNTINGTON BEACH CA 92648-3003



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: 712924 866  
  
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		500	360	Lease: 500110      Type: REAL      Owner #: 712924	
WINNSBORO ISD		500	360	Legal: HOLLY CREEK UNIT #2	
WASTE DISPOSAL		500	360	LINDER JOHN OPERATIN	
ESD #1		500	360	AB 454 MARY POLK SURVEY	
				WELL #1 RRC #12941	
				.000352 Royalty Interest	
				Category: G1	
				Railroad #: 12941	
HB1984: The Appraised value of \$360 in 2025			as compared to \$310 in 2020 is a 16.13% increase.		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	500		0	360	
WINNSBORO ISD	500		0	360	
WASTE DISPOSAL	500		0	360	
ESD #1	500		0	360	

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	340	310	Lease: 500111 Type: REAL Owner #: 712924		
WINNSBORO ISD	340	310	Legal: SANER-RUNGE UNIT		
WASTE DISPOSAL	340	310	JOHN LINDER OPER		
ESD #1	340	310	AB 454 MARY POLK SURVEY		
			WELL #1 RRC# 12888		
			.000352 Royalty Interest		
			Category: G1		
			Railroad #: 12888		
HB1984: The Appraised value of \$310 in 2025 as compared to \$90 in 2020 is a 244.44% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	340	0	310		
WINNSBORO ISD	340	0	310		
WASTE DISPOSAL	340	0	310		
ESD #1	340	0	310		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	590	560	Lease: 500112 Type: REAL Owner #: 712924		
WINNSBORO ISD	590	560	Legal: HOLLY CREEK UNIT #1		
WASTE DISPOSAL	590	560	LINDER JOHN OPERATIN		
ESD #1	590	560	AB 454 MARY POLK SURVEY		
			WELL #2 RRC #12923		
			.000352 Royalty Interest		
			Category: G1		
			Railroad #: 12923		
HB1984: The Appraised value of \$560 in 2025 as compared to \$420 in 2020 is a 33.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	590	0	560		
WINNSBORO ISD	590	0	560		
WASTE DISPOSAL	590	0	560		
ESD #1	590	0	560		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	360	270	Lease: 500198 Type: REAL Owner #: 712924		
WINNSBORO ISD	180	140	Legal: HOLLY CREEK UNIT #3		
HARMONY ISD	180	140	LINDER JOHN OPERATIN		
WASTE DISPOSAL	360	270	AB 454 MARY POLK SURVEY		
ESD #1	360	270	WELL #1		
			.000352 Royalty Interest		
			Category: G1		
			Railroad #: 13025		
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$270 in 2025 as compared to \$260 in 2020 is a 3.85% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	360	0	270		
WINNSBORO ISD	180	0	140		
HARMONY ISD	0	140	0		
WASTE DISPOSAL	360	0	270		
ESD #1	360	0	270		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	480	340	Lease: 500199 Type: REAL Owner #: 712924
WINNSBORO ISD	480	340	Legal: HOLLY CREEK UNIT #4
WASTE DISPOSAL	480	340	LINDER JOHN OPERATIN
ESD #1	480	340	AB 454 MARY POLK SURVEY RRC# 13068 WELL #1
HB1984: The Appraised value of \$340 in 2025 as compared to \$280 in 2020 is a 21.43% increase.			.000352 Royalty Interest Category: G1 Railroad #: 13068
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	480	0	340
WINNSBORO ISD	480	0	340
WASTE DISPOSAL	480	0	340
ESD #1	480	0	340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	130	60	Lease: 500205 Type: REAL Owner #: 712924
WINNSBORO ISD	130	60	Legal: CROW UNIT #1
WASTE DISPOSAL	130	60	LINDER JOHN OPERATIN
ESD #1	130	60	AB 454 MARY POLK SURVEY WELL #1
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$60 in 2025 as compared to \$50 in 2020 is a 20.00% increase.			.000352 Royalty Interest Category: G1 Railroad #: 13102
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	36	20	40
WINNSBORO ISD	36	20	40
WASTE DISPOSAL	36	20	40
ESD #1	36	20	40

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,306	20	1,880		
WINNSBORO ISD	2,126	20	1,750		
WASTE DISPOSAL	2,306	20	1,880		
ESD #1	2,306	20	1,880		
HARMONY ISD	0	140	0		

