

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

CAIN BYRON WILSON JR
10824 CINDERELLA LN
DALLAS TX 75229-4007



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: 714293 674 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	20	10	Lease: 71550 Type: REAL Owner #: 714293
QUITMAN ISD	20	10	Legal: MANZIEL G/U 2 #1
HOSPITAL	20	10	FAIR OIL LTD
WASTE DISPOSAL	20	10	AB 458 J POLK SURVEY
			WELL #1 RRC# 70733
			.000180 Royalty Interest
			Category: G1
			Railroad #: 70733
HB1984: The Appraised value of \$10 in 2025 as compared to \$30 in 2020 is a 66.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	10
QUITMAN ISD	20	0	10
HOSPITAL	20	0	10
WASTE DISPOSAL	20	0	10

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	530	510	Lease: 140600 Type: REAL Owner #: 714293
QUITMAN ISD	530	510	Legal: SHEPPARD-WHATLEY UNIT
HOSPITAL	530	510	SOUTHWEST OPER INC
WASTE DISPOSAL	530	510	AB 458 J POLK SURVEY WELLS #1-2 RRC# 874
HB1984: The Appraised value of \$510 in 2025 as compared to \$960 in 2020 is a 46.88% decrease.			.003956 Royalty Interest Category: G1 Railroad #: 874
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	530	0	510
QUITMAN ISD	530	0	510
HOSPITAL	530	0	510
WASTE DISPOSAL	530	0	510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	70	50	Lease: 500241 Type: REAL Owner #: 714293
QUITMAN ISD	70	50	Legal: SHEPPARD -C- #1
HOSPITAL	70	50	FAIR OIL LTD
WASTE DISPOSAL	70	50	AB 458 JOHN POLK SURVEY WELL #1 RRC# 186585
HB1984: The Appraised value of \$50 in 2025 as compared to \$670 in 2020 is a 92.54% decrease.			.003955 Royalty Interest Category: G1 Railroad #: 186585
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	0	50
QUITMAN ISD	70	0	50
HOSPITAL	70	0	50
WASTE DISPOSAL	70	0	50

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	620	0	570		
QUITMAN ISD	620	0	570		
HOSPITAL	620	0	570		
WASTE DISPOSAL	620	0	570		