

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

RUSSELL CHEKITA M
PO BOX 260790
LAKEWOOD CO 80226-0790



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: 714673 4016

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	60	20	Lease: 103000 Type: REAL Owner #: 714673		
QUITMAN ISD	60	20	Legal: PATTERSON ISAAC		
HOSPITAL	60	20	WYNN CROSBY OPER		
WASTE DISPOSAL	60	20	AB 20 ALLEN SURVEY		
			WELL #2 & 3 (RRC #5786)		
			.000920 Royalty Interest		
			Category: G1		
			Railroad #: 5786		
HB1984: The Appraised value of \$20 in 2025 as compared to \$20 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	24	0	20		
QUITMAN ISD	24	0	20		
HOSPITAL	24	0	20		
WASTE DISPOSAL	24	0	20		

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	80	230	Lease: 500257	Type: REAL Owner #: 714673
QUITMAN ISD	C	80	230	Legal: PATTERSON	
HOSPITAL	C	80	230	ATLAS OPERATING	
WASTE DISPOSAL	C	80	230	AB 20 JOHN ALLEN SURVEY	
				WELL #1 RRC #13978	
				.000920 Royalty Interest	
				Category: G1	
				Railroad #: 13978	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$230 in 2025 as compared to \$40 in 2020 is a 475.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	48	170	60		
QUITMAN ISD	48	170	60		
HOSPITAL	48	170	60		
WASTE DISPOSAL	48	170	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		440	460	Lease: 500329	Type: REAL Owner #: 714673
QUITMAN ISD		440	460	Legal: PATTERSON ISAAC #5	
HOSPITAL		440	460	WYNN CROSBY	
WASTE DISPOSAL		440	460	AB 20 ALLEN SURVEY	
				WELL #5 RRC #1396	
				.000920 Royalty Interest	
				Category: G1	
				Railroad #: 1396	
HB1984: The Appraised value of \$460 in 2025 as compared to \$290 in 2020 is a 58.62% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	440	0	460		
QUITMAN ISD	440	0	460		
HOSPITAL	440	0	460		
WASTE DISPOSAL	440	0	460		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	512	170	540		
QUITMAN ISD	512	170	540		
HOSPITAL	512	170	540		
WASTE DISPOSAL	512	170	540		