

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

GAINEY MARGARET S
1250 NE LOOP 410 STE 110
SAN ANTONIO TX 78209



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: 714855 1633

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		10,740	9,420	Lease: 93100 Type: REAL Owner #: 714855	
WINNSBORO ISD		10,740	9,420	Legal: MCELYEA J H #1-A	
WASTE DISPOSAL		10,740	9,420	SOUTHWEST OPER INC AB 1 W BARNHILL SURVEY RRC# 5471 WELL #1A-2	
				.012900 Royalty Interest Category: G1 Railroad #: 5471	
HB1984: The Appraised value of \$9,420 in 2025 as compared to \$8,370 in 2020 is a 12.54% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		10,740	0	9,420	
WINNSBORO ISD		10,740	0	9,420	
WASTE DISPOSAL		10,740	0	9,420	

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 WINNSBORO ISD WASTE DISPOSAL	1,310 1,310 1,310	850 850 850	Lease: 93120 Type: REAL Owner #: 714855 Legal: MCELYEA J H #1B FAIR OIL LTD AB 1 W BARNHILL SURVEY WELL #1B RRC# 5880 .012900 Royalty Interest Category: G1 Railroad #: 5880 HB1984: The Appraised value of \$850 in 2025 as compared to \$370 in 2020 is a 129.73% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY WINNSBORO ISD WASTE DISPOSAL	1,310 1,310 1,310	0 0 0	850 850 850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	3,340 1,970 3,340 3,340	3,110 1,830 3,110 3,110	Lease: 301960 Type: REAL Owner #: 714855 Legal: HAWKINS FLD UN TR B4-43 MERIT ENERGY CORP AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS) .006836 Override Royalty Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$3,110 in 2025 as compared to \$3,120 in 2020 is a .32% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	3,340 1,970 3,340 3,340	0 0 0 0	3,110 1,830 3,110 3,110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	4,420 4,420 4,420 4,420	4,120 4,120 4,120 4,120	Lease: 303410 Type: REAL Owner #: 714855 Legal: HAWKINS FLD UN TR B9-07 MERIT ENERGY CORP AB 41 BREWER SURVEY (LEWIS & MUCHER-J M HENRY) .006835 Override Royalty Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$4,120 in 2025 as compared to \$4,130 in 2020 is a .24% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	4,420 4,420 4,420 4,420	0 0 0 0	4,120 4,120 4,120 4,120

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	19,810	0	17,500		
WINNSBORO ISD	12,050	0	10,270		
WASTE DISPOSAL	19,810	0	17,500		
CITY OF HAWKINS	6,390	0	5,950		
HAWKINS ISD	7,760	0	7,230		