

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

JACO TROY  
PO BOX 1242  
ANGEL FIRE NM 87710



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: 716498 2273  
  
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	G	480	280	Lease: 500084      Type: REAL      Owner #: 716498	
HAWKINS ISD		330	190	Legal: P M 2ND SUBCLARKSVILLE UNIT	
WINNSBORO ISD		150	90	BUCCANEER OPER LLC	
WASTE DISPOSAL		480	280	AB 16 ARMSTRONG SUR ETAL	
ESD #1		480	280	AB 409 J MORRISON SUR ETAL	
				.000143 Royalty Interest	
				Category: G1	
				Railroad #: 4886	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$280 in 2025 as compared to \$560 in 2020 is a 50.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	480	0	280		
HAWKINS ISD	330	0	190		
WINNSBORO ISD	0	90	0		
WASTE DISPOSAL	480	0	280		
ESD #1	480	0	280		

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	1,160	1,350	Lease: 500254 Type: REAL Owner #: 716498
HAWKINS ISD	1,160	1,350	Legal: WAGONER (1A)
WASTE DISPOSAL	1,160	1,350	BUCCANEER OPER LLC
ESD #1	1,160	1,350	AB 229 DAVID GILLILAND SURVEY WELL #1A RRC# 13968
HB1984: The Appraised value of \$1,350 in 2025 as compared to \$2,330 in 2020 is a 42.06% decrease.			.002964 Royalty Interest Category: G1 Railroad #: 13968
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,160	0	1,350
HAWKINS ISD	1,160	0	1,350
WASTE DISPOSAL	1,160	0	1,350
ESD #1	1,160	0	1,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	1,060	950	Lease: 500378 Type: REAL Owner #: 716498
HAWKINS ISD	1,060	950	Legal: WOODBINE -A- FORMATION UNIT
WASTE DISPOSAL	1,060	950	BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15
HB1984: The Appraised value of \$950 in 2025 as compared to \$940 in 2020 is a 1.06% increase.			.000510 Royalty Interest Category: G1 Railroad #: 4887
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,060	0	950
HAWKINS ISD	1,060	0	950
WASTE DISPOSAL	1,060	0	950

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,700	0	2,580		
HAWKINS ISD	2,550	0	2,490		
WINNSBORO ISD	0	90	0		
WASTE DISPOSAL	2,700	0	2,580		
ESD #1	1,640	0	1,630		