

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

SPENCE MARY JOHN TRUST II
% PDS TAX SERVICES INC
777 TAYLOR STREET PH P1A
FORT WORTH TX 76102-4944



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: 716541 4390

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		2,360	2,160	Lease: 500111 Type: REAL Owner #: 716541	
WINNSBORO ISD		2,360	2,160	Legal: SANER-RUNGE UNIT	
WASTE DISPOSAL		2,360	2,160	JOHN LINDER OPER	
ESD #1		2,360	2,160	AB 454 MARY POLK SURVEY	
				WELL #1 RRC# 12888	
				.002477 Royalty Interest	
				Category: G1	
				Railroad #: 12888	
HB1984: The Appraised value of \$2,160 in 2025 as compared to \$660 in 2020 is a 227.27% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,360	0	2,160	
WINNSBORO ISD		2,360	0	2,160	
WASTE DISPOSAL		2,360	0	2,160	
ESD #1		2,360	0	2,160	

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	4,150	3,950	Lease: 500112 Type: REAL Owner #: 716541
WINNSBORO ISD	4,150	3,950	Legal: HOLLY CREEK UNIT #1
WASTE DISPOSAL	4,150	3,950	LINDER JOHN OPERATIN
ESD #1	4,150	3,950	AB 454 MARY POLK SURVEY
			WELL #2 RRC #12923
			Agent: 773
			.002477 Royalty Interest
			Category: G1
			Railroad #: 12923
HB1984: The Appraised value of \$3,950 in 2025 as compared to \$2,970 in 2020 is a 33.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,150	0	3,950
WINNSBORO ISD	4,150	0	3,950
WASTE DISPOSAL	4,150	0	3,950
ESD #1	4,150	0	3,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	2,560	1,910	Lease: 500198 Type: REAL Owner #: 716541
WINNSBORO ISD	1,280	960	Legal: HOLLY CREEK UNIT #3
HARMONY ISD	1,280	960	LINDER JOHN OPERATIN
WASTE DISPOSAL	2,560	1,910	AB 454 MARY POLK SURVEY
ESD #1	2,560	1,910	WELL #1
			Agent: 773
			.002477 Royalty Interest
			Category: G1
			Railroad #: 13025
HB1984: The Appraised value of \$1,910 in 2025 as compared to \$1,790 in 2020 is a 6.70% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,508	0	1,910
WINNSBORO ISD	1,260	0	960
HARMONY ISD	1,260	0	960
WASTE DISPOSAL	2,508	0	1,910
ESD #1	2,508	0	1,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	3,350	2,420	Lease: 500199 Type: REAL Owner #: 716541
WINNSBORO ISD	3,350	2,420	Legal: HOLLY CREEK UNIT #4
WASTE DISPOSAL	3,350	2,420	LINDER JOHN OPERATIN
ESD #1	3,350	2,420	AB 454 MARY POLK SURVEY
			RRC# 13068 WELL #1
			Agent: 773
			.002477 Royalty Interest
			Category: G1
			Railroad #: 13068
HB1984: The Appraised value of \$2,420 in 2025 as compared to \$1,970 in 2020 is a 22.84% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,350	0	2,420
WINNSBORO ISD	3,350	0	2,420
WASTE DISPOSAL	3,350	0	2,420
ESD #1	3,350	0	2,420

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C	880	440	Lease: 500205 Type: REAL Owner #: 716541
WINNSBORO ISD	C	880	440	Legal: CROW UNIT #1
WASTE DISPOSAL	C	880	440	LINDER JOHN OPERATIN
ESD #1	C	880	440	AB 454 MARY POLK SURVEY
				WELL #1
				Agent: 773
				.002478 Royalty Interest
				Category: G1
				Railroad #: 13102
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$440 in 2025 as compared to \$370 in 2020 is a 18.92% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	228	170	270	
WINNSBORO ISD	228	170	270	
WASTE DISPOSAL	228	170	270	
ESD #1	228	170	270	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	12,596	170	10,710		
WINNSBORO ISD	11,348	170	9,760		
WASTE DISPOSAL	12,596	170	10,710		
ESD #1	12,596	170	10,710		
HARMONY ISD	1,260	0	960		

