

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

ABH BAXTER LP
PO BOX 1649
AUSTIN TX 78767-1649



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: 716605 4

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	C	410	420	Lease: 500024 Type: REAL Owner #: 716605
QUITMAN ISD	C	410	420	Legal: STROUD UNIT #1
HOSPITAL	C	410	420	FAIR OIL LTD
WASTE DISPOSAL	C	410	420	AB 28 S BURCH SURVEY WELL #1 RRC# 12285
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000185 Override Royalty
HB1984: The Appraised value of \$420 in 2025 as compared to \$190 in 2020 is a 121.05% increase.				Category: G1
				Railroad #: 12285
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	204	180	240	
QUITMAN ISD	204	180	240	
HOSPITAL	204	180	240	
WASTE DISPOSAL	204	180	240	

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		1,630	960	Lease: 500294 Type: REAL Owner #: 716605		
QUITMAN ISD		1,630	960	Legal: BAGBY-STROUD UNIT #1		
HOSPITAL		1,630	960	FAIR OIL LTD		
WASTE DISPOSAL		1,630	960	AB 402 JAMES MCFARLAND SURVEY		
				WELL #1 RRC# 14372		
				.000425 Override Royalty		
				Category: G1		
				Railroad #: 14372		
HB1984: The Appraised value of \$960 in 2025		as compared to		\$390 in 2020 is a 146.15% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	1,630	0	960			
QUITMAN ISD	1,630	0	960			
HOSPITAL	1,630	0	960			
WASTE DISPOSAL	1,630	0	960			

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,834	180	1,200		
QUITMAN ISD	1,834	180	1,200		
HOSPITAL	1,834	180	1,200		
WASTE DISPOSAL	1,834	180	1,200		