

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

BROOKS STEVEN F
% BAD ADDRESS/RETURNED MAIL



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: 717534 538
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		30	10	Lease: 71550	Type: REAL Owner #: 717534
QUITMAN ISD	G	30	10	Legal: MANZIEL G/U 2 #1	
HOSPITAL	G	30	10	FAIR OIL LTD	
WASTE DISPOSAL		30	10	AB 458 J POLK SURVEY	
				WELL #1 RRC# 70733	
					Agent: 880
				.000245 Royalty Interest	
				Category: G1	
				Railroad #: 70733	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$10 in 2025 as compared to \$40 in 2020 is a 75.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		12	0	10	
QUITMAN ISD		0	10	0	
HOSPITAL		0	10	0	
WASTE DISPOSAL		12	0	10	

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		90	170	Lease: 500351 Type: REAL Owner #: 717534
QUITMAN ISD	G C		90	170	Legal: WHATLEY -J- #1
HOSPITAL	G C		90	170	FAIR OIL LTD
WASTE DISPOSAL	C		90	170	AB 458 JOHN POLK SURVEY WELL #1 RRC# 12702
					Agent: 880
					.001979 Royalty Interest
					Category: G1
					Railroad #: 12702
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$170 in 2025 as compared to \$440 in 2020 is a 61.36% decrease.					
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
COUNTY	90		60		110
QUITMAN ISD	0		230		0
HOSPITAL	0		230		0
WASTE DISPOSAL	90		60		110

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY			5,280	4,720	Lease: 500378 Type: REAL Owner #: 717534
HAWKINS ISD			5,280	4,720	Legal: WOODBINE -A- FORMATION UNIT
WASTE DISPOSAL			5,280	4,720	BUCCANEER OPERATING
					AB 229 D GILLIAND SURVEY
					RRC #4887 *6/15
					Agent: 880
					.002546 Royalty Interest
					Category: G1
					Railroad #: 4887
HB1984: The Appraised value of \$4,720 in 2025 as compared to \$4,690 in 2020 is a .64% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
COUNTY	5,280		0		4,720
HAWKINS ISD	5,280		0		4,720
WASTE DISPOSAL	5,280		0		4,720

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable		Owner's Proposed Deductions		Owner's Proposed Taxable
COUNTY	5,382		60		4,840
QUITMAN ISD	0		240		0
HOSPITAL	0		240		0
WASTE DISPOSAL	5,382		60		4,840
HAWKINS ISD	5,280		0		4,720