

903-657-2555

APPRAISAL YEAR 2025

Protest Deadline: 6-13-2025

ARB Hearing: 7-07-2025

Owner: 717621 3918

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

[illegible]

Dear Property Owner,

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION | | |
|--|---------------------|---------------------|------------------------------------|--|--|--|
| COUNTY | | 1,390 | 810 | Lease: 500084 Type: REAL Owner #: 717621 | | |
| HAWKINS ISD | | 960 | 560 | Legal: P M 2ND SUBCLARKSVILLE UNIT | | |
| WINNSBORO ISD | G | 430 | 250 | BUCCANEER OPER LLC | | |
| WASTE DISPOSAL | | 1,390 | 810 | AB 16 ARMSTRONG SUR ETAL | | |
| ESD #1 | | 1,390 | 810 | AB 409 J MORRISON SUR ETAL | | |
| | | | | .000412 Royalty Interest | | |
| | | | | Category: G1 | | |
| | | | | Railroad #: 4886 | | |
| Deductions: (G)=LESS THAN \$500 MIN INT | | | | | | |
| HB1984: The Appraised value of \$810 in 2025 | | | as compared to | \$1,610 in 2020 is a 49.69% decrease. | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | | |
| COUNTY | 1,390 | 0 | 810 | | | |
| HAWKINS ISD | 960 | 0 | 560 | | | |
| WINNSBORO ISD | 0 | 250 | 0 | | | |
| WASTE DISPOSAL | 1,390 | 0 | 810 | | | |
| ESD #1 | 1,390 | 0 | 810 | | | |

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

