

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

BRACKEN ROBERT A SP
9467 SELMA PKWY
SELMA TX 78154-1371



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:	717656 472
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	710	510	Lease: 500110 Type: REAL Owner #: 717656
WINNSBORO ISD	710	510	Legal: HOLLY CREEK UNIT #2
WASTE DISPOSAL	710	510	LINDER JOHN OPERATIN
ESD #1	710	510	AB 454 MARY POLK SURVEY
			WELL #1 RRC #12941
			.000499 Royalty Interest
			Category: G1
			Railroad #: 12941
HB1984: The Appraised value of \$510 in 2025 as compared to \$430 in 2020 is a 18.60% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	710	0	510
WINNSBORO ISD	710	0	510
WASTE DISPOSAL	710	0	510
ESD #1	710	0	510

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	240	220	Lease: 500111 Type: REAL Owner #: 717656		
WINNSBORO ISD	240	220	Legal: SANER-RUNGE UNIT		
WASTE DISPOSAL	240	220	JOHN LINDER OPER		
ESD #1	240	220	AB 454 MARY POLK SURVEY		
			WELL #1 RRC# 12888		
			.000252 Royalty Interest		
			Category: G1		
			Railroad #: 12888		
HB1984: The Appraised value of \$220 in 2025 as compared to \$70 in 2020 is a 214.29% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	240	0	220		
WINNSBORO ISD	240	0	220		
WASTE DISPOSAL	240	0	220		
ESD #1	240	0	220		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	840	800	Lease: 500112 Type: REAL Owner #: 717656		
WINNSBORO ISD	840	800	Legal: HOLLY CREEK UNIT #1		
WASTE DISPOSAL	840	800	LINDER JOHN OPERATIN		
ESD #1	840	800	AB 454 MARY POLK SURVEY		
			WELL #2 RRC #12923		
			.000499 Royalty Interest		
			Category: G1		
			Railroad #: 12923		
HB1984: The Appraised value of \$800 in 2025 as compared to \$600 in 2020 is a 33.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	840	0	800		
WINNSBORO ISD	840	0	800		
WASTE DISPOSAL	840	0	800		
ESD #1	840	0	800		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	680	490	Lease: 500199 Type: REAL Owner #: 717656		
WINNSBORO ISD	680	490	Legal: HOLLY CREEK UNIT #4		
WASTE DISPOSAL	680	490	LINDER JOHN OPERATIN		
ESD #1	680	490	AB 454 MARY POLK SURVEY		
			RRC# 13068 WELL #1		
			.000499 Royalty Interest		
			Category: G1		
			Railroad #: 13068		
HB1984: The Appraised value of \$490 in 2025 as compared to \$400 in 2020 is a 22.50% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	680	0	490		
WINNSBORO ISD	680	0	490		
WASTE DISPOSAL	680	0	490		
ESD #1	680	0	490		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C	180	90	Lease: 500205 Type: REAL Owner #: 717656
WINNSBORO ISD	C	180	90	Legal: CROW UNIT #1
WASTE DISPOSAL	C	180	90	LINDER JOHN OPERATIN
ESD #1	C	180	90	AB 454 MARY POLK SURVEY WELL #1
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000500 Royalty Interest
HB1984: The Appraised value of \$90 in 2025 as compared to \$70 in 2020 is a 28.57% increase.				Category: G1
				Railroad #: 13102
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	48	30	60	
WINNSBORO ISD	48	30	60	
WASTE DISPOSAL	48	30	60	
ESD #1	48	30	60	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,518	30	2,080		
WINNSBORO ISD	2,518	30	2,080		
WASTE DISPOSAL	2,518	30	2,080		
ESD #1	2,518	30	2,080		

