

903-657-2555

APPRAISAL YEAR 2025
L REVIEW BOARD WILL BEGIN HEARING
7/07/2025 AT: 9:00 AM
AISAL DISTRICT OFFICE
CLARK STREET
MAN, TEXAS 75783
557-2555 EXT 12 MINERALS
557 2555 EXT 24 ROYALTIES
557 2555 EXT 14 PERSONAL
line: 6-13-2025
7-07-2025
718703 1441
NDAI.COM AND SELECT MINERAL OR
PERTY APPRAISAL ACCESS FOR LIVE
LUES, REPORTS AND MINERAL FAQ'S.

[illegible]

Dear Property Owner,

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	729,340	1,135,150	Lease: 500024 Type: REAL Owner #: 718703		
QUITMAN ISD	C	729,340	1,135,150	Legal: STROUD UNIT #1		
HOSPITAL	C	729,340	1,135,150	FAIR OIL LTD		
WASTE DISPOSAL	C	729,340	1,135,150	AB 28 S BURCH SURVEY		
				WELL #1 RRC# 12285		
				.782277 Working Interest		
				Category: G1		
				Railroad #: 12285		
				Agent: 710		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,135,150 in 2025 as compared to \$396,480 in 2020 is a 186.31% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	195,732	900,270	234,880			
QUITMAN ISD	195,732	900,270	234,880			
HOSPITAL	195,732	900,270	234,880			
WASTE DISPOSAL	195,732	900,270	234,880			

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	1,605,570	1,112,990	Lease: 500294 Type: REAL Owner #: 718703
QUITMAN ISD	1,605,570	1,112,990	Legal: BAGBY-STROUD UNIT #1
HOSPITAL	1,605,570	1,112,990	FAIR OIL LTD
WASTE DISPOSAL	1,605,570	1,112,990	AB 402 JAMES MCFARLAND SURVEY
			WELL #1 RRC# 14372
			Agent: 710
			.782252 Working Interest
			Category: G1
			Railroad #: 14372
HB1984: The Appraised value of \$1,112,990 in 2025 as compared to \$285,890 in 2020 is a 289.31% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,567,608	0	1,112,990
QUITMAN ISD	1,567,608	0	1,112,990
HOSPITAL	1,567,608	0	1,112,990
WASTE DISPOSAL	1,567,608	0	1,112,990

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	1,763,340	900,270	1,347,870
QUITMAN ISD	1,763,340	900,270	1,347,870
HOSPITAL	1,763,340	900,270	1,347,870
WASTE DISPOSAL	1,763,340	900,270	1,347,870