

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

HINSON FAMILY IRREV TRUST
%JENNIFER DEMS-TRUSTEE
PO BOX 2151
GRANBY CO 80446-2151



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:	719028 2074
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	3,630	3,190	Lease: 93100 Type: REAL Owner #: 719028		
WINNSBORO ISD	3,630	3,190	Legal: MCELYEA J H #1-A		
WASTE DISPOSAL	3,630	3,190	SOUTHWEST OPER INC		
			AB 1 W BARNHILL SURVEY		
			RRC# 5471 WELL #1A-2		
			.004364 Royalty Interest		
			Category: G1		
			Railroad #: 5471		
HB1984: The Appraised value of \$3,190 in 2025 as compared to \$2,830 in 2020 is a 12.72% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,630	0	3,190		
WINNSBORO ISD	3,630	0	3,190		
WASTE DISPOSAL	3,630	0	3,190		

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 WINNSBORO ISD WASTE DISPOSAL	440 440 440	290 290 290	Lease: 93120 Type: REAL Owner #: 719028 Legal: MCELYEA J H #1B FAIR OIL LTD AB 1 W BARNHILL SURVEY WELL #1B RRC# 5880 .004364 Royalty Interest Category: G1 Railroad #: 5880 HB1984: The Appraised value of \$290 in 2025 as compared to \$130 in 2020 is a 123.08% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY WINNSBORO ISD WASTE DISPOSAL	440 440 440	0 0 0	290 290 290

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,070	0	3,480		
WINNSBORO ISD	4,070	0	3,480		
WASTE DISPOSAL	4,070	0	3,480		