

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

MCCAIN JAMES T JR
4300 KINSEY DR
TYLER TX 75703



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: 719103 2898 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	20	Lease: 22700 Type: REAL Owner #: 719103
WINNSBORO ISD G	30	20	Legal: COKE SC UNIT TR 10
WASTE DISPOSAL	30	20	GTC OPERATING LLC AB 534 B SMITH SURVEY (DELTA-J M CLARK) .1090884 .000378 Royalty Interest Category: G1 Railroad #: 5678
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2025 as compared to \$30 in 2020 is a 33.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	20
WINNSBORO ISD	0	20	0
WASTE DISPOSAL	30	0	20

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		20	20	Lease: 300000	Type: REAL Owner #: 719103
HAWKINS ISD	G	20	20	Legal: HAWKINS FLD UN TR B1-01	
WASTE DISPOSAL		20	20	MERIT ENERGY CORP	
				AB 450 H PAYNE SURVEY	
				(J M MCCLAIN-A)	
				.000366 Royalty Interest	
				Category: G1	
				Railroad #: 5743	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$20 in 2025 as compared to \$20 in 2020 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		20	0	20	
HAWKINS ISD		0	20	0	
WASTE DISPOSAL		20	0	20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		360	340	Lease: 301250	Type: REAL Owner #: 719103
HAWKINS ISD	G	360	340	Legal: HAWKINS FLD UN TR B3-49	
WASTE DISPOSAL		360	340	MERIT ENERGY CORP	
				AB 604 E WIDEMAN SURVEY	
				(JOSHUA PRINCE-B)	
				.001519 Override Royalty	
				Category: G1	
				Railroad #: 5743	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$340 in 2025 as compared to \$340 in 2020 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		360	0	340	
HAWKINS ISD		0	340	0	
WASTE DISPOSAL		360	0	340	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	C	260	510	Lease: 500429	Type: REAL Owner #: 719103
QUITMAN ISD	C	260	510	Legal: COKE PALUXY UNIT	
HOSPITAL	C	260	510	GTG OPERATING LLC	
WASTE DISPOSAL	C	260	510	AB 347 J KNIGHT	
				RRC 15483	
				.000050 Royalty Interest	
				Category: G1	
				Railroad #: 15483	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$510 in 2025 as compared to \$1,040 in 2020 is a 50.96% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		260	200	310	
QUITMAN ISD		260	200	310	
HOSPITAL		260	200	310	
WASTE DISPOSAL		260	200	310	

Total of all Above Parcels					
Taxing Units		Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY		670	200	690	
WINNSBORO ISD		0	20	0	
WASTE DISPOSAL		670	200	690	
HAWKINS ISD		0	360	0	
QUITMAN ISD		260	200	310	
HOSPITAL		260	200	310	