

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

MIZPAH LTD
% PDS TAX SERVICES INC
777 TAYLOR STREET PH P1A
FORT WORTH TX 76102-4944



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:	719156 3150
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		1,040	610	Lease: 500084	Type: REAL Owner #: 719156
HAWKINS ISD		720	420	Legal: P M 2ND SUBCLARKSVILLE UNIT	
WINNSBORO ISD	G	320	190	BUCCANEER OPER LLC	
WASTE DISPOSAL		1,040	610	AB 16 ARMSTRONG SUR ETAL	
ESD #1		1,040	610	AB 409 J MORRISON SUR ETAL	
					Agent: 113
				.000310 Royalty Interest	
				Category: G1	
				Railroad #: 4886	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$610 in 2025 as compared to \$1,210 in 2020 is a 49.59% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,040	0	610		
HAWKINS ISD	720	0	420		
WINNSBORO ISD	0	190	0		
WASTE DISPOSAL	1,040	0	610		
ESD #1	1,040	0	610		

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	430	380	Lease: 500378 Type: REAL Owner #: 719156
HAWKINS ISD	430	380	Legal: WOODBINE -A- FORMATION UNIT
WASTE DISPOSAL	430	380	BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 Agent: 113
HB1984: The Appraised value of \$380 in 2025 as compared to \$380 in 2020 is a .00% increase.			.000205 Royalty Interest Category: G1 Railroad #: 4887
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	430	0	380
HAWKINS ISD	430	0	380
WASTE DISPOSAL	430	0	380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	420	320	Lease: 500430 Type: REAL Owner #: 719156
QUITMAN ISD G	420	320	Legal: FOREST HILL SUB-CLKVLE SD UNIT
HOSPITAL G	420	320	P O & G OPERATING
WASTE DISPOSAL	420	320	AB-128 J C CLARK SURVEY ETAL Agent: 113
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$320 in 2025 as compared to \$140 in 2020 is a 128.57% increase.			.000224 Royalty Interest Category: G1 Railroad #: 4065
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	420	0	320
QUITMAN ISD	0	320	0
HOSPITAL	0	320	0
WASTE DISPOSAL	420	0	320

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,890	0	1,310		
HAWKINS ISD	1,150	0	800		
WINNSBORO ISD	0	190	0		
WASTE DISPOSAL	1,890	0	1,310		
ESD #1	1,040	0	610		
QUITMAN ISD	0	320	0		
HOSPITAL	0	320	0		