

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

TEXAS RABBIT LLC
PO BOX 6655
SHREVEPORT LA 71136-6655



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: 719283 4594 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	G	1,550	900	Lease: 500084 Type: REAL Owner #: 719283	
HAWKINS ISD		1,070	620	Legal: P M 2ND SUBCLARKSVILLE UNIT	
WINNSBORO ISD		480	280	BUCCANEER OPER LLC	
WASTE DISPOSAL		1,550	900	AB 16 ARMSTRONG SUR ETAL	
ESD #1		1,550	900	AB 409 J MORRISON SUR ETAL	
				.000459 Royalty Interest	
				Category: G1	
				Railroad #: 4886	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$900 in 2025 as compared to \$1,790 in 2020 is a 49.72% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,550	0	900		
HAWKINS ISD	1,070	0	620		
WINNSBORO ISD	0	280	0		
WASTE DISPOSAL	1,550	0	900		
ESD #1	1,550	0	900		

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		220	190	Lease: 500378	Type: REAL Owner #: 719283
HAWKINS ISD		220	190	Legal: WOODBINE -A- FORMATION UNIT	
WASTE DISPOSAL		220	190	BUCCANEER OPERATING	
				AB 229 D GILLIAND SURVEY	
				RRC #4887	*6/15
				.000104 Royalty Interest	
				Category: G1	
				Railroad #: 4887	
HB1984: The Appraised value of \$190 in 2025			as compared to \$190 in 2020	is a .00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	220	0	190		
HAWKINS ISD	220	0	190		
WASTE DISPOSAL	220	0	190		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,770	0	1,090		
HAWKINS ISD	1,290	0	810		
WINNSBORO ISD	0	280	0		
WASTE DISPOSAL	1,770	0	1,090		
ESD #1	1,550	0	900		