

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

SHORTTREES LLC
5631 SUNFLOWER LN
PUEBLO CO 81004



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:	719888 4245
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 WINNSBORO ISD WASTE DISPOSAL ESD #1 						

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	2,220	1,290	Lease: 500084 Type: REAL Owner #: 719888		
HAWKINS ISD	1,530	890	Legal: P M 2ND SUBCLARKSVILLE UNIT		
WINNSBORO ISD	690	400	BUCCANEER OPER LLC		
WASTE DISPOSAL	2,220	1,290	AB 16 ARMSTRONG SUR ETAL		
ESD #1	2,220	1,290	AB 409 J MORRISON SUR ETAL		
No 2020 Hist			.000659 Royalty Interest		
			Category: G1		
			Railroad #: 4886		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,220	0	1,290		
HAWKINS ISD	1,530	0	890		
WINNSBORO ISD	690	0	400		
WASTE DISPOSAL	2,220	0	1,290		
ESD #1	2,220	0	1,290		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	490	280	Lease: 500084 Type: REAL Owner #: 719888		
HAWKINS ISD	340	200	Legal: P M 2ND SUBCLARKSVILLE UNIT		
WINNSBORO ISD	150	90	BUCCANEER OPER LLC		
WASTE DISPOSAL	490	280	AB 16 ARMSTRONG SUR ETAL		
ESD #1	490	280	AB 409 J MORRISON SUR ETAL		
No 2020 Hist			.000145 Override Royalty		
			Category: G1		
			Railroad #: 4886		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	490	0	280		
HAWKINS ISD	340	0	200		
WINNSBORO ISD	150	0	90		
WASTE DISPOSAL	490	0	280		
ESD #1	490	0	280		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	450	320	Lease: 500110 Type: REAL Owner #: 719888		
WINNSBORO ISD	450	320	Legal: HOLLY CREEK UNIT #2		
WASTE DISPOSAL	450	320	LINDER JOHN OPERATIN		
ESD #1	450	320	AB 454 MARY POLK SURVEY		
			WELL #1 RRC #12941		
No 2020 Hist			.000316 Royalty Interest		
			Category: G1		
			Railroad #: 12941		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	450	0	320		
WINNSBORO ISD	450	0	320		
WASTE DISPOSAL	450	0	320		
ESD #1	450	0	320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	150	140	Lease: 500111 Type: REAL Owner #: 719888		
WINNSBORO ISD	150	140	Legal: SANER-RUNGE UNIT		
WASTE DISPOSAL	150	140	JOHN LINDER OPER		
ESD #1	150	140	AB 454 MARY POLK SURVEY		
			WELL #1 RRC# 12888		
			.000158 Royalty Interest		
			Category: G1		
			Railroad #: 12888		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	150	0	140		
WINNSBORO ISD	150	0	140		
WASTE DISPOSAL	150	0	140		
ESD #1	150	0	140		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	530	500	Lease: 500112 Type: REAL Owner #: 719888		
WINNSBORO ISD	530	500	Legal: HOLLY CREEK UNIT #1		
WASTE DISPOSAL	530	500	LINDER JOHN OPERATIN		
ESD #1	530	500	AB 454 MARY POLK SURVEY		
			WELL #2 RRC #12923		
			.000316 Royalty Interest		
			Category: G1		
			Railroad #: 12923		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	530	0	500		
WINNSBORO ISD	530	0	500		
WASTE DISPOSAL	530	0	500		
ESD #1	530	0	500		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	120	90	Lease: 500198 Type: REAL Owner #: 719888		
WINNSBORO ISD	60	50	Legal: HOLLY CREEK UNIT #3		
HARMONY ISD	60	50	LINDER JOHN OPERATIN		
WASTE DISPOSAL	120	90	AB 454 MARY POLK SURVEY		
ESD #1	120	90	WELL #1		
			.000119 Royalty Interest		
			Category: G1		
			Railroad #: 13025		
Deductions: (G)=LESS THAN \$500 MIN INT					
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	120	0	90		
WINNSBORO ISD	60	0	50		
HARMONY ISD	0	50	0		
WASTE DISPOSAL	120	0	90		
ESD #1	120	0	90		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	430	310	Lease: 500199 Type: REAL Owner #: 719888		
WINNSBORO ISD	430	310	Legal: HOLLY CREEK UNIT #4		
WASTE DISPOSAL	430	310	LINDER JOHN OPERATIN		
ESD #1	430	310	AB 454 MARY POLK SURVEY		
			RRC# 13068 WELL #1		
			.000316 Royalty Interest		
			Category: G1		
			Railroad #: 13068		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	430	0	310		
WINNSBORO ISD	430	0	310		
WASTE DISPOSAL	430	0	310		
ESD #1	430	0	310		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	110	60	Lease: 500205 Type: REAL Owner #: 719888		
WINNSBORO ISD	110	60	Legal: CROW UNIT #1		
WASTE DISPOSAL	110	60	LINDER JOHN OPERATIN		
ESD #1	110	60	AB 454 MARY POLK SURVEY		
			WELL #1		
			.000316 Royalty Interest		
			Category: G1		
			Railroad #: 13102		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	24	30	30		
WINNSBORO ISD	24	30	30		
WASTE DISPOSAL	24	30	30		
ESD #1	24	30	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	350	230	Lease: 500217 Type: REAL Owner #: 719888		
WINNSBORO ISD	350	230	Legal: SANER MARY #8		
WASTE DISPOSAL	350	230	JOHN LINDER OPER		
			AB 454 M POLK SURVEY		
			RRC# 1232 WELL #8		
			.000237 Royalty Interest		
			Category: G1		
			Railroad #: 1232		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	288	0	230		
WINNSBORO ISD	288	0	230		
WASTE DISPOSAL	288	0	230		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	760 760 760	680 680 680	Lease: 500378 Type: REAL Owner #: 719888 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 .000366 Royalty Interest Category: G1 Railroad #: 4887		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	760 760 760	0 0 0	680 680 680		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	1,670 1,670 1,670	1,490 1,490 1,490	Lease: 500378 Type: REAL Owner #: 719888 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 .000804 Override Royalty Category: G1 Railroad #: 4887		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	1,670 1,670 1,670	0 0 0	1,490 1,490 1,490		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,216	30	5,430		
WINNSBORO ISD	2,856	30	2,140		
WASTE DISPOSAL	7,216	30	5,430		
ESD #1	4,498	30	3,030		
HAWKINS ISD	4,300	0	3,260		
HARMONY ISD	0	50	0		

