

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

BUFFALO NICHOLS LTD
314 E 2ND ST
BONHAM TX 75418



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:	720278 612
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	C	1,020	1,060	Lease: 500024	Type: REAL	Owner #: 720278
QUITMAN ISD	C	1,020	1,060	Legal: STROUD UNIT #1		
HOSPITAL	C	1,020	1,060	FAIR OIL LTD		
WASTE DISPOSAL	C	1,020	1,060	AB 28 S BURCH SURVEY		
				WELL #1 RRC# 12285		
				.000464 Override Royalty		
				Category: G1		
				Railroad #: 12285		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		504	460	600		
QUITMAN ISD		504	460	600		
HOSPITAL		504	460	600		
WASTE DISPOSAL		504	460	600		

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		1,780	1,050	Lease: 500294 Type: REAL Owner #: 720278		
QUITMAN ISD		1,780	1,050	Legal: BAGBY-STROUD UNIT #1		
HOSPITAL		1,780	1,050	FAIR OIL LTD		
WASTE DISPOSAL		1,780	1,050	AB 402 JAMES MCFARLAND SURVEY		
				WELL #1 RRC# 14372		
				.000464 Override Royalty		
				Category: G1		
				Railroad #: 14372		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,780	0	1,050		
QUITMAN ISD		1,780	0	1,050		
HOSPITAL		1,780	0	1,050		
WASTE DISPOSAL		1,780	0	1,050		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,284	460	1,650		
QUITMAN ISD	2,284	460	1,650		
HOSPITAL	2,284	460	1,650		
WASTE DISPOSAL	2,284	460	1,650		