

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

MCCRORY KELLIE NELSON
4340 ALTA VISTA LANE
DALLAS TX 75225



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: 720536 2934 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		980	570	Lease: 500084 Type: REAL Owner #: 720536		
HAWKINS ISD	G	680	390	Legal: P M 2ND SUBCLARKSVILLE UNIT		
WINNSBORO ISD	G	300	180	BUCCANEER OPER LLC		
WASTE DISPOSAL		980	570	AB 16 ARMSTRONG SUR ETAL		
ESD #1		980	570	AB 409 J MORRISON SUR ETAL		
				.000291 Royalty Interest		
				Category: G1		
				Railroad #: 4886		
Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		980	0	570		
HAWKINS ISD		0	390	0		
WINNSBORO ISD		0	180	0		
WASTE DISPOSAL		980	0	570		
ESD #1		980	0	570		

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: 500378	Type: REAL Owner #: 720536
HAWKINS ISD	G	20	20	Legal: WOODBINE -A- FORMATION UNIT	
WASTE DISPOSAL		20	20	BUCCANEER OPERATING	
				AB 229 D GILLIAND SURVEY	
				RRC #4887	*6/15
				.000010 Royalty Interest	
				Category: G1	
				Railroad #: 4887	
Deductions: (G)=LESS THAN \$500 MIN INT					
No 2020 Hist					
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	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,000	0	590		
HAWKINS ISD	0	410	0		
WINNSBORO ISD	0	180	0		
WASTE DISPOSAL	1,000	0	590		
ESD #1	980	0	570		