

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

BANE CHRISTOPHER BRIAN  
318 LUTION DR  
WEATHERFORD TX 76087



<b>APPRAISAL YEAR 2025</b> 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: 721232 200  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			20	Lease: 500084 Type: REAL Owner #: 721232
HAWKINS ISD	G		20	Legal: P M 2ND SUBCLARKSVILLE UNIT
WINNSBORO ISD	G		10	BUCCANEER OPER LLC
WASTE DISPOSAL			20	AB 16 ARMSTRONG SUR ETAL
ESD #1	G		20	AB 409 J MORRISON SUR ETAL
Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist				.000012 Royalty Interest Category: G1 Railroad #: 4886
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0	0	20	
HAWKINS ISD	0	20	0	
WINNSBORO ISD	0	10	0	
WASTE DISPOSAL	0	0	20	
ESD #1	0	20	0	

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 HAWKINS ISD WASTE DISPOSAL  Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist		30 30 30	Lease: 500378 Type: REAL Owner #: 721232 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15  .000014 Royalty Interest Category: G1 Railroad #: 4887
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	0 0 0	0 30 0	30 0 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL  No 2020 Hist		840 840 840 840	Lease: 500430 Type: REAL Owner #: 721232 Legal: FOREST HILL SUB-CLKVLE SD UNIT P O & G OPERATING AB-128 J C CLARK SURVEY ETAL  .000578 Royalty Interest Category: G1 Railroad #: 4065
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	0 0 0 0	0 0 0 0	840 840 840 840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL  No 2020 Hist		370 370 370 370	Lease: 500430 Type: REAL Owner #: 721232 Legal: FOREST HILL SUB-CLKVLE SD UNIT P O & G OPERATING AB-128 J C CLARK SURVEY ETAL  .000254 Override Royalty Category: G1 Railroad #: 4065
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	0 0 0 0	0 0 0 0	370 370 370 370

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	0	0	1,260		
HAWKINS ISD	0	50	0		
WINNSBORO ISD	0	10	0		
WASTE DISPOSAL	0	0	1,260		
ESD #1	0	20	0		
QUITMAN ISD	0	0	1,210		
HOSPITAL	0	0	1,210		