

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

HEARON SUE HUTCHINS  
18758 COUNTY ROAD 2195  
WHITEHOUSE TX 75791-8916



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: 99370 1989  
  
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	130	70	Lease: 71550 Type: REAL Owner #: 99370
QUITMAN ISD	C	130	70	Legal: MANZIEL G/U 2 #1
HOSPITAL	C	130	70	FAIR OIL LTD
WASTE DISPOSAL	C	130	70	AB 458 J POLK SURVEY WELL #1 RRC# 70733  .001308 Royalty Interest Category: G1 Railroad #: 70733
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$70 in 2025 as compared to \$210 in 2020 is a 66.67% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	36	30	40	
QUITMAN ISD	36	30	40	
HOSPITAL	36	30	40	
WASTE DISPOSAL	36	30	40	

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	710	680	Lease: 140600 Type: REAL Owner #: 99370
QUITMAN ISD	710	680	Legal: SHEPPARD-WHATLEY UNIT
HOSPITAL	710	680	SOUTHWEST OPER INC
WASTE DISPOSAL	710	680	AB 458 J POLK SURVEY WELLS #1-2 RRC# 874
HB1984: The Appraised value of \$680 in 2025 as compared to \$1,290 in 2020 is a 47.29% decrease.			.005279 Royalty Interest Category: G1 Railroad #: 874
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	710	0	680
QUITMAN ISD	710	0	680
HOSPITAL	710	0	680
WASTE DISPOSAL	710	0	680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	470	930	Lease: 500351 Type: REAL Owner #: 99370
QUITMAN ISD	470	930	Legal: WHATLEY -J- #1
HOSPITAL	470	930	FAIR OIL LTD
WASTE DISPOSAL	470	930	AB 458 JOHN POLK SURVEY WELL #1 RRC# 12702
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$930 in 2025 as compared to \$2,350 in 2020 is a 60.43% decrease.			.010554 Royalty Interest Category: G1 Railroad #: 12702
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	470	370	560
QUITMAN ISD	470	370	560
HOSPITAL	470	370	560
WASTE DISPOSAL	470	370	560

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,216	400	1,280		
QUITMAN ISD	1,216	400	1,280		
HOSPITAL	1,216	400	1,280		
WASTE DISPOSAL	1,216	400	1,280		