

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

COUNTY ROAD 2173 LP
4815 RUTHERGLEN DR
AUSTIN TX 78749-3744



APPRAISAL YEAR 2023
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/27/2023 AT: 9:00 AM
APPRAISAL DISTRICT OFFICE
210 CLARK STREET
QUITMAN, TEXAS 75783
903-657-2555 EXT 12 MINERALS
EXT 25 OWNERSHIP
EXT. 27 BPP, EXT 11 UTILITIES
Protest Deadline: 6-09-2023
ARB Hearing: 6-27-2023
Owner: 717400 1079

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 2023	PROPERTY DESCRIPTION
COUNTY	660	310	Lease: 500422 Type: REAL Owner #: 717400
YANTIS ISD	660	310	Legal: ALEXANDER J D
WASTE DISPOSAL	660	310	VALENCE OPERATING CO AB-607 J WALKER SURVEY RRC# 4027 .006094 Royalty Interest Category: G1 Railroad #: 4027
HB1984: The Appraised value of \$310 in 2023 as compared to \$4,100 in 2018 is a 92.44% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	660	0	310
YANTIS ISD	660	0	310
WASTE DISPOSAL	660	0	310

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.
Sincerely,

TRACY NICHOLS
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	63,070 63,070 63,070	37,330 37,330 37,330	Lease: 500426 Type: REAL Owner #: 717400 Legal: SCOTTISH RITE UNIT VALENCE OPERATING CO A 607 J WALKER SURVEY RRC #4176 WELL 1H .021248 Royalty Interest Category: G1 Railroad #: 4176 HB1984: The Appraised value of \$37,330 in 2023 as compared to \$860 in 2018 is a 4240.70% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY YANTIS ISD WASTE DISPOSAL	63,070 63,070 63,070	0 0 0	37,330 37,330 37,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	12,940 12,940 12,940	4,630 4,630 4,630	Lease: 500480 Type: REAL Owner #: 717400 Legal: HUDIE MORGAN - ALEXANDER VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4407 .002190 Royalty Interest Category: G1 Railroad #: 4407 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY YANTIS ISD WASTE DISPOSAL	12,940 12,940 12,940	0 0 0	4,630 4,630 4,630

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	76,670	0	42,270		
YANTIS ISD	76,670	0	42,270		
WASTE DISPOSAL	76,670	0	42,270		