

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

CLIFFORD GEORGE H ROYALTY TR
% RYAN LLC
1233 WEST LOOP S SUITE 1500
HOUSTON TX 77027



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:	45700 890
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	170	550	Lease: 65400 Type: REAL Owner #: 45700
QUITMAN ISD	C	170	550	Legal: KIRKLAND-KIRKLAND UN
HOSPITAL	C	170	550	ATLAS OPERATING
WASTE DISPOSAL	C	170	550	AB 254 E GOODSIR SURVEY
				WELL #4 RRC# 1365
				Agent: 549
				.000403 Royalty Interest
				Category: G1
				Railroad #: 1365
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$550 in 2025 as compared to \$10 in 2020 is a 5400.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	36	510	40	
QUITMAN ISD	36	510	40	
HOSPITAL	36	510	40	
WASTE DISPOSAL	36	510	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	C	50	140	Lease: 66600 Type: REAL Owner #: 45700
QUITMAN ISD	C	50	140	Legal: KIRKLAND N J #5
HOSPITAL	C	50	140	SOUTHWEST OPER INC
WASTE DISPOSAL	C	50	140	AB 254 E GOODSIR SURVEY WELL #5 RRC# 1419
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Agent: 549
HB1984: The Appraised value of \$140 in 2025 as compared to \$80 in 2020 is a 75.00% increase.				.000403 Royalty Interest Category: G1 Railroad #: 1376
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	50	80	60	
QUITMAN ISD	50	80	60	
HOSPITAL	50	80	60	
WASTE DISPOSAL	50	80	60	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C	380	810	Lease: 67000 Type: REAL Owner #: 45700
QUITMAN ISD	C	380	810	Legal: KIRKLAND P J
HOSPITAL	C	380	810	ATLAS OPERATING
WASTE DISPOSAL	C	380	810	AB 254 E GOODSIR SURVEY RRC#1410 #4-#5 RRC# 2751 #2
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Agent: 549
HB1984: The Appraised value of \$810 in 2025 as compared to \$510 in 2020 is a 58.82% increase.				.002717 Royalty Interest Category: G1 Railroad #: 1368
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	380	350	460	
QUITMAN ISD	380	350	460	
HOSPITAL	380	350	460	
WASTE DISPOSAL	380	350	460	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY			30	Lease: 155400 Type: REAL Owner #: 45700
QUITMAN ISD			30	Legal: WHITE S J ETAL
HOSPITAL			30	GTG OPERATING LLC
WASTE DISPOSAL			30	AB 456 ETAL S G PURSE ETAL SUR (#1337-63231)
No 2020 Hist				Agent: 549
				.002718 Royalty Interest Category: G1 Railroad #: 1337
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0	0	30	
QUITMAN ISD	0	0	30	
HOSPITAL	0	0	30	
WASTE DISPOSAL	0	0	30	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	490	590	Lease: 500300 Type: REAL Owner #: 45700
QUITMAN ISD	490	590	Legal: TIPPERARY (1)
HOSPITAL	490	590	GTG OPERATING
WASTE DISPOSAL	490	590	AB 456 S G PURSE SURVEY WELL 1 RRC 14373
HB1984: The Appraised value of \$590 in 2025 as compared to \$320 in 2020 is a 84.38% increase.			Agent: 549
			.002718 Royalty Interest Category: G1 Railroad #: 14373
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	490	0	590
QUITMAN ISD	490	0	590
HOSPITAL	490	0	590
WASTE DISPOSAL	490	0	590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	220	580	Lease: 500301 Type: REAL Owner #: 45700
QUITMAN ISD	220	580	Legal: TIPPERARY -A- 2-1
HOSPITAL	220	580	GTG OPERATING
WASTE DISPOSAL	220	580	AB 484 J ROBBINS SURVEY RRC# 14475
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist			Agent: 549
			.002718 Royalty Interest Category: G1 Railroad #: 14475
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	36	540	40
QUITMAN ISD	36	540	40
HOSPITAL	36	540	40
WASTE DISPOSAL	36	540	40

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	992	1,480	1,220		
QUITMAN ISD	992	1,480	1,220		
HOSPITAL	992	1,480	1,220		
WASTE DISPOSAL	992	1,480	1,220		

