

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

CRADDOCK JOHN MICHAEL  
6304 INCA RD  
FORT WORTH TX 76116-2070



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:	701161 1027
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		2,890	2,710	Lease: 123400	Type: REAL	Owner #: 701161
MINEOLA ISD		2,890	2,710	Legal: TAYLOR HEIRS CV (02)		
WASTE DISPOSAL		2,890	2,710	MONTARE OPERATING		
				AB 575 W TOLLETT SURVEY		
				WELL #1 & #4 RRC# 11537		
				.000430 Royalty Interest		
				Category:	G1	
				Railroad #:	288293	
No 2020 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	2,890	0	2,710			
MINEOLA ISD	2,890	0	2,710			
WASTE DISPOSAL	2,890	0	2,710			
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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		1,160	690	Lease: 500088 Type: REAL Owner #: 701161
QUITMAN ISD	G	290	170	Legal: NEUHOFF (BUDA-WOODBINE) UNIT
MINEOLA ISD		870	520	MONTARE OPERATING
HOSPITAL	G	290	170	AB 575 WESELY TOLLETT SURVEY
WASTE DISPOSAL		1,160	690	RRC# 12179
Deductions: (G)=LESS THAN \$500 MIN INT				.000073 Royalty Interest
HB1984: The Appraised value of \$690 in 2025 as compared to				\$1,070 in 2020 is a 35.51% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	1,160	0	690	
QUITMAN ISD	0	170	0	
MINEOLA ISD	870	0	520	
HOSPITAL	0	170	0	
WASTE DISPOSAL	1,160	0	690	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY		2,170	2,150	Lease: 500428 Type: REAL Owner #: 701161
MINEOLA ISD		2,170	2,150	Legal: TAYLOR HEIRS
WASTE DISPOSAL		2,170	2,150	MONTARE OPERATING
				AB 575 TOLLET W
				RRC 278231 WELL 1
				.000430 Royalty Interest
				Category: G1
				Railroad #: 278231
HB1984: The Appraised value of \$2,150 in 2025 as compared to				\$6,920 in 2020 is a 68.93% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	2,170	0	2,150	
MINEOLA ISD	2,170	0	2,150	
WASTE DISPOSAL	2,170	0	2,150	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY		1,060	810	Lease: 500473 Type: REAL Owner #: 701161
MINEOLA ISD		1,060	810	Legal: BUDDY #1
WASTE DISPOSAL		1,060	810	MONTARE OPERATING
				AB 575 W TOLLET SURVEY
				WELL 1 RRC 287117
				.000144 Royalty Interest
				Category: G1
				Railroad #: 287117
No 2020 Hist				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	1,060	0	810	
MINEOLA ISD	1,060	0	810	
WASTE DISPOSAL	1,060	0	810	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	390	810	Lease: 500489	Type: REAL	Owner #: 701161
MINEOLA ISD	C	390	810	Legal: TAYLOR HEIRS TPCV #3		
WASTE DISPOSAL	C	390	810	MONTARE OPERATING		
				AB 585 W TOLLET SURVEY		
				WELL #3 RRC #292199		
				.000430 Royalty Interest		
				Category: G1		
				Railroad #: 292199		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		390	340	470		
MINEOLA ISD		390	340	470		
WASTE DISPOSAL		390	340	470		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY			1,850	Lease: 500502	Type: REAL	Owner #: 701161
MINEOLA ISD			1,850	Legal: BUDDY #2		
WASTE DISPOSAL			1,850	MONTARE OPERATING		
				AB 471 S C PATTON SURVEY		
				WELL #2 RRC #298432		
				.000144 Royalty Interest		
				Category: G1		
				Railroad #: 298432		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	0	1,850		
MINEOLA ISD		0	0	1,850		
WASTE DISPOSAL		0	0	1,850		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY			3,870	Lease: 500504	Type: REAL	Owner #: 701161
MINEOLA ISD			3,870	Legal: PUCKETT A #5		
WASTE DISPOSAL			3,870	MONTARE OPERATING		
				AB 575 TOLLET W SURVEY		
				WELL #5 RRC #16053		
				.000551 Royalty Interest		
				Category: G1		
				Railroad #: 16053		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	0	3,870		
MINEOLA ISD		0	0	3,870		
WASTE DISPOSAL		0	0	3,870		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,670	340	12,550		
MINEOLA ISD	7,380	340	12,380		
WASTE DISPOSAL	7,670	340	12,550		
QUITMAN ISD	0	170	0		
HOSPITAL	0	170	0		

