

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

CANTEY-HANGER (OLD FIRM)  
% 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:	704204 717
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		3,330	3,130	Lease: 123400      Type: REAL      Owner #: 704204		
MINEOLA ISD		3,330	3,130	Legal: TAYLOR HEIRS CV (02)		
WASTE DISPOSAL		3,330	3,130	MONTARE OPERATING		
				AB 575 W TOLLETT SURVEY		
				WELL #1 & #4 RRC# 11537		
				.000497 Royalty Interest		
				Category: G1		
				Railroad #: 288293		
No 2020 Hist				Agent: 549		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		3,330	0	3,130		
MINEOLA ISD		3,330	0	3,130		
WASTE DISPOSAL		3,330	0	3,130		

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		1,260	750	Lease: 500088	Type: REAL Owner #: 704204
QUITMAN ISD	G	320	190	Legal: NEUHOFF (BUDA-WOODBINE) UNIT	
MINEOLA ISD		940	560	MONTARE OPERATING	
HOSPITAL	G	320	190	AB 575 WESELY TOLLETT SURVEY	
WASTE DISPOSAL		1,260	750	RRC# 12179	
				.000079 Royalty Interest	Agent: 549
				Category: G1	
				Railroad #: 12179	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$750 in 2025 as compared to \$1,160 in 2020 is a 35.34% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,260	0	750	
QUITMAN ISD		0	190	0	
MINEOLA ISD		940	0	560	
HOSPITAL		0	190	0	
WASTE DISPOSAL		1,260	0	750	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		2,510	2,480	Lease: 500428	Type: REAL Owner #: 704204
MINEOLA ISD		2,510	2,480	Legal: TAYLOR HEIRS	
WASTE DISPOSAL		2,510	2,480	MONTARE OPERATING	
				AB 575 TOLLET W	
				RRC 278231 WELL 1	
				.000497 Royalty Interest	Agent: 549
				Category: G1	
				Railroad #: 278231	
HB1984: The Appraised value of \$2,480 in 2025 as compared to \$7,990 in 2020 is a 68.96% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,510	0	2,480	
MINEOLA ISD		2,510	0	2,480	
WASTE DISPOSAL		2,510	0	2,480	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		1,220	940	Lease: 500473	Type: REAL Owner #: 704204
MINEOLA ISD		1,220	940	Legal: BUDDY #1	
WASTE DISPOSAL		1,220	940	MONTARE OPERATING	
				AB 575 W TOLLET SURVEY	
				WELL 1 RRC 287117	
				.000166 Royalty Interest	Agent: 549
				Category: G1	
				Railroad #: 287117	
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,220	0	940	
MINEOLA ISD		1,220	0	940	
WASTE DISPOSAL		1,220	0	940	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	460	930	Lease: 500489	Type: REAL	Owner #: 704204
MINEOLA ISD	C	460	930	Legal: TAYLOR HEIRS TPCV #3		
WASTE DISPOSAL	C	460	930	MONTARE OPERATING		
				AB 585 W TOLLET SURVEY		
				WELL #3 RRC #292199		Agent: 549
				.000497 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		460	380	550		
MINEOLA ISD		460	380	550		
WASTE DISPOSAL		460	380	550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY			2,130	Lease: 500502	Type: REAL	Owner #: 704204
MINEOLA ISD			2,130	Legal: BUDDY #2		
WASTE DISPOSAL			2,130	MONTARE OPERATING		
				AB 471 S C PATTON SURVEY		
				WELL #2 RRC #298432		Agent: 549
				.000166 Royalty Interest		
				Category: G1		
				Railroad #: 298432		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	0	2,130		
MINEOLA ISD		0	0	2,130		
WASTE DISPOSAL		0	0	2,130		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	8,780	380	9,980		
MINEOLA ISD	8,460	380	9,790		
WASTE DISPOSAL	8,780	380	9,980		
QUITMAN ISD	0	190	0		
HOSPITAL	0	190	0		

