

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

BRACKEN LINDA LEA
5105 SAINT CHARLES DR
ROWLETT TX 75088-6193

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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: 706259 470

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		1,040	620	Lease: 500088	Type: REAL Owner #: 706259
QUITMAN ISD	G	260	150	Legal: NEUHOFF (BUDA-WOODBINE) UNIT	
MINEOLA ISD		780	460	MONTARE OPERATING	
HOSPITAL	G	260	150	AB 575 WESELY TOLLETT SURVEY	
WASTE DISPOSAL		1,040	620	RRC# 12179	
				.000065 Royalty Interest	
				Category: G1	
				Railroad #: 12179	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$620 in 2025		as compared to \$950 in 2020 is a 34.74% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,040	0	620		
QUITMAN ISD	0	150	0		
MINEOLA ISD	780	0	460		
HOSPITAL	0	150	0		
WASTE DISPOSAL	1,040	0	620		

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 MINEOLA ISD WASTE DISPOSAL	130 130 130	100 100 100	Lease: 500213 Type: REAL Owner #: 706259 Legal: YANCY -B- (BW) UNIT MONTARE OPERATING AB 575 WESELEY TOLLETT SURVEY WELL #1ST RRC# 138720 .000243 Royalty Interest Category: G1 Railroad #: 138720 HB1984: The Appraised value of \$100 in 2025 as compared to \$130 in 2020 is a 23.08% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	130 130 130	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL		30 30 30	Lease: 500280 Type: REAL Owner #: 706259 Legal: JONES -A- MONTARE OPERATING AB 575 WESLEY TOLLETT SURVEY WELL #3ST RRC# 195656 .000405 Royalty Interest Category: G1 Railroad #: 195656 HB1984: The Appraised value of \$30 in 2025 as compared to \$110 in 2020 is a 72.73% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	0 0 0	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL	110 110 110	110 110 110	Lease: 500281 Type: REAL Owner #: 706259 Legal: WILLIAMS THURMAN MONTARE OPERATING AB 575 WESLEY TOLLETT #81 SUR WELL #3 RRC# 196477 .000293 Royalty Interest Category: G1 Railroad #: 270006 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	110 110 110	0 0 0	110 110 110

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,280	0	860		
QUITMAN ISD	0	150	0		
MINEOLA ISD	1,020	0	700		
HOSPITAL	0	150	0		
WASTE DISPOSAL	1,280	0	860		