

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

CLEMENTS EDWARD L JR
819 AYLESBURY DR
ALLEN TX 75002-5743



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: 708186 881

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		22,870	13,610	Lease: 500088	Type: REAL Owner #: 708186
QUITMAN ISD		5,720	3,400	Legal: NEUHOFF (BUDA-WOODBINE) UNIT	
MINEOLA ISD		17,150	10,210	MONTARE OPERATING	
HOSPITAL		5,720	3,400	AB 575 WESELY TOLLETT SURVEY	
WASTE DISPOSAL		22,870	13,610	RRC# 12179	
				.001435 Royalty Interest	
				Category: G1	
				Railroad #: 12179	
HB1984: The Appraised value of \$13,610 in 2025 as compared to \$21,100 in 2020 is a 35.50% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		22,870	0	13,610	
QUITMAN ISD		5,720	0	3,400	
MINEOLA ISD		17,150	0	10,210	
HOSPITAL		5,720	0	3,400	
WASTE DISPOSAL		22,870	0	13,610	

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	3,510	4,680	Lease: 500482	Type: REAL Owner #: 708186
QUITMAN ISD	C	3,510	4,680	Legal: CRONIN UNIT 524	
HOSPITAL	C	3,510	4,680	PANGEAS EDGE OP CO	
WASTE DISPOSAL	C	3,510	4,680	AB 524 SIMS C H	
				RRC #15753	
				.002817 Royalty Interest	
				Category: G1	
				Railroad #: 15753	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		3,510	470	4,210	
QUITMAN ISD		3,510	470	4,210	
HOSPITAL		3,510	470	4,210	
WASTE DISPOSAL		3,510	470	4,210	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	26,380	470	17,820		
QUITMAN ISD	9,230	470	7,610		
MINEOLA ISD	17,150	0	10,210		
HOSPITAL	9,230	470	7,610		
WASTE DISPOSAL	26,380	470	17,820		