

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

CROSSMAN CODY RYDER
4512 SHENANDOAH ST.
DALLAS TX 75205



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:	710330 1075
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	680	630	Lease: 300670 Type: REAL Owner #: 710330
BIG SANDY ISD	680	630	Legal: HAWKINS FLD UN TR B2-38
WASTE DISPOSAL	680	630	MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (PHILLIPS-MARY SNIDER)
HB1984: The Appraised value of \$630 in 2025 as compared to \$630 in 2020 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	680	0	630
BIG SANDY ISD	680	0	630
WASTE DISPOSAL	680	0	630

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 BIG SANDY ISD WASTE DISPOSAL	360 360 360	330 330 330	Lease: 300750 Type: REAL Owner #: 710330 Legal: HAWKINS FLD UN TR B2-46 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (LACY-F M SNIDER) .000130 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$330 in 2025 as compared to \$340 in 2020 is a 2.94% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	360 360 360	0 0 0	330 330 330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD MINEOLA ISD HOSPITAL WASTE DISPOSAL	510 130 380 130 510	300 80 230 80 300	Lease: 500088 Type: REAL Owner #: 710330 Legal: NEUHOFF (BUDA-WOODBINE) UNIT MONTARE OPERATING AB 575 WESELY TOLLETT SURVEY RRC# 12179 .000032 Royalty Interest Category: G1 Railroad #: 12179 Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$300 in 2025 as compared to \$470 in 2020 is a 36.17% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY QUITMAN ISD MINEOLA ISD HOSPITAL WASTE DISPOSAL	510 0 380 0 510	0 80 0 80 0	300 0 230 0 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL	1,210 1,210 1,210	920 920 920	Lease: 500473 Type: REAL Owner #: 710330 Legal: BUDDY #1 MONTARE OPERATING AB 575 W TOLLET SURVEY WELL 1 RRC 287117 .000164 Royalty Interest Category: G1 Railroad #: 287117 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	1,210 1,210 1,210	0 0 0	920 920 920

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL 						

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,760	0	4,290		
BIG SANDY ISD	1,040	0	960		
WASTE DISPOSAL	2,760	0	4,290		
QUITMAN ISD	0	80	0		
MINEOLA ISD	1,590	0	3,260		
HOSPITAL	0	80	0		

