

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

LEVY-ROSENBAUM MINERALS LLC
JANE SITRIN
155 CARONDELET PLZ UNIT 704
SAINT LOUIS MO 63105



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:	710620 2662
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	C	40	20	Lease: 71550	Type: REAL	Owner #: 710620
QUITMAN ISD	C	40	20	Legal: MANZIEL G/U 2 #1		
HOSPITAL	C	40	20	FAIR OIL LTD		
WASTE DISPOSAL	C	40	20	AB 458 J POLK SURVEY		
				WELL #1 RRC# 70733		
				.000361 Royalty Interest		
				Category: G1		
				Railroad #: 70733		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$20 in 2025 as compared to \$60 in 2020 is a 66.67% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		12	10	10		
QUITMAN ISD		12	10	10		
HOSPITAL		12	10	10		
WASTE DISPOSAL		12	10	10		

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	530	510	Lease: 140600 Type: REAL Owner #: 710620
QUITMAN ISD	530	510	Legal: SHEPPARD-WHATLEY UNIT
HOSPITAL	530	510	SOUTHWEST OPER INC
WASTE DISPOSAL	530	510	AB 458 J POLK SURVEY WELLS #1-2 RRC# 874
HB1984: The Appraised value of \$510 in 2025 as compared to \$960 in 2020 is a 46.88% decrease.			.003956 Royalty Interest Category: G1 Railroad #: 874
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	530	0	510
QUITMAN ISD	530	0	510
HOSPITAL	530	0	510
WASTE DISPOSAL	530	0	510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	1,380	800	Lease: 500084 Type: REAL Owner #: 710620
HAWKINS ISD	950	550	Legal: P M 2ND SUBCLARKSVILLE UNIT
WINNSBORO ISD G	430	250	BUCCANEER OPER LLC
WASTE DISPOSAL	1,380	800	AB 16 ARMSTRONG SUR ETAL
ESD #1	1,380	800	AB 409 J MORRISON SUR ETAL
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$800 in 2025 as compared to \$1,600 in 2020 is a 50.00% decrease.			.000410 Royalty Interest Category: G1 Railroad #: 4886
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,380	0	800
HAWKINS ISD	950	0	550
WINNSBORO ISD	0	250	0
WASTE DISPOSAL	1,380	0	800
ESD #1	1,380	0	800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	140	100	Lease: 500241 Type: REAL Owner #: 710620
QUITMAN ISD	140	100	Legal: SHEPPARD -C- #1
HOSPITAL	140	100	FAIR OIL LTD
WASTE DISPOSAL	140	100	AB 458 JOHN POLK SURVEY WELL #1 RRC# 186585
HB1984: The Appraised value of \$100 in 2025 as compared to \$1,340 in 2020 is a 92.54% decrease.			.007911 Royalty Interest Category: G1 Railroad #: 186585
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	0	100
QUITMAN ISD	140	0	100
HOSPITAL	140	0	100
WASTE DISPOSAL	140	0	100

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,062	10	1,420		
QUITMAN ISD	682	10	620		
HOSPITAL	682	10	620		
WASTE DISPOSAL	2,062	10	1,420		
HAWKINS ISD	950	0	550		
WINNSBORO ISD	0	250	0		
ESD #1	1,380	0	800		