

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

MCILVAIN ROBERT W JR TRUST B  
% LERETA LLC  
PO BOX 4438  
WICHITA FALLS TX 76308



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:	711922 2987
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		2,910	2,300	Lease: 138400    Type: REAL    Owner #: 711922	
QUITMAN ISD		2,910	2,300	Legal: SHAMBURGER J G -A-	
HOSPITAL		2,910	2,300	SOUTHWEST OPER INC	
WASTE DISPOSAL		2,910	2,300	AB 383 J M MOORE SURVEY	
				RRC# 877 WELL #1-2	
				.003739 Royalty Interest	
				Category: G1	
				Railroad #: 877	
				Agent: 291	
HB1984: The Appraised value of \$2,300 in 2025 as compared to \$1,920 in 2020 is a 19.79% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,910	0	2,300	
QUITMAN ISD		2,910	0	2,300	
HOSPITAL		2,910	0	2,300	
WASTE DISPOSAL		2,910	0	2,300	

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	40	40	Lease: 138600 Type: REAL Owner #: 711922
QUITMAN ISD	40	40	Legal: SHAMBURGER J G -B-
HOSPITAL	40	40	SOUTHWEST OPER INC
WASTE DISPOSAL	40	40	AB 383 J M MOORE SURVEY
			RRC# 878 WELL #1-2
			Agent: 291
			.003739 Royalty Interest
			Category: G1
			Railroad #: 878
HB1984: The Appraised value of \$40 in 2025 as compared to \$780 in 2020 is a 94.87% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	0	40
QUITMAN ISD	40	0	40
HOSPITAL	40	0	40
WASTE DISPOSAL	40	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	2,610	1,930	Lease: 500209 Type: REAL Owner #: 711922
QUITMAN ISD	2,120	1,570	Legal: SHAMBURGER J G #3 & #4A
WINNSBORO ISD G	490	360	SOUTHWEST OPER INC
HOSPITAL	2,120	1,570	AB 1 WM BARNHILL SURVEY
WASTE DISPOSAL	2,610	1,930	WELL #3 RRC# 13103 #4A
			Agent: 291
			.003739 Royalty Interest
			Category: G1
			Railroad #: 13103
Deductions: (G)=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$1,930 in 2025 as compared to \$1,310 in 2020 is a 47.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,610	0	1,930
QUITMAN ISD	2,120	0	1,570
WINNSBORO ISD	0	360	0
HOSPITAL	2,120	0	1,570
WASTE DISPOSAL	2,610	0	1,930

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,560	0	4,270		
QUITMAN ISD	5,070	0	3,910		
HOSPITAL	5,070	0	3,910		
WASTE DISPOSAL	5,560	0	4,270		
WINNSBORO ISD	0	360	0		