

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

MCCASLAND NANCY S
1326 SHINNECOCK CT
FAIRVIEW TX 75069



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: 712647 2909 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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		730	440	Lease: 500088 Type: REAL Owner #: 712647
QUITMAN ISD	G	180	110	Legal: NEUHOFF (BUDA-WOODBINE) UNIT
MINEOLA ISD		550	330	MONTARE OPERATING
HOSPITAL	G	180	110	AB 575 WESELY TOLLETT SURVEY
WASTE DISPOSAL		730	440	RRC# 12179
Deductions: (G)=LESS THAN \$500 MIN INT				.000046 Royalty Interest
HB1984: The Appraised value of \$440 in 2025				Category: G1
				Railroad #: 12179
				as compared to \$680 in 2020 is a 35.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	730	0	440	
QUITMAN ISD	0	110	0	
MINEOLA ISD	550	0	330	
HOSPITAL	0	110	0	
WASTE DISPOSAL	730	0	440	

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 #: 712647 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 #: 712647 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 #: 712647 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	970	0	680		
QUITMAN ISD	0	110	0		
MINEOLA ISD	790	0	570		
HOSPITAL	0	110	0		
WASTE DISPOSAL	970	0	680		