

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

CRAFT MICHAEL ALAN AGENCY
140 STONES LN
REEDSVILLE WV 26547



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:	712682 1031
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		100	90	Lease: 123400 Type: REAL Owner #: 712682		
MINEOLA ISD		100	90	Legal: TAYLOR HEIRS CV (02)		
WASTE DISPOSAL		100	90	MONTARE OPERATING		
				AB 575 W TOLLETT SURVEY		
				WELL #1 & #4 RRC# 11537		
				.000015 Royalty Interest		
				Category: G1		
				Railroad #: 288293		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		100	0	90		
MINEOLA ISD		100	0	90		
WASTE DISPOSAL		100	0	90		

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	140	170	Lease: 500087 Type: REAL Owner #: 712682
MINEOLA ISD	140	170	Legal: SCHNEIDER (BUDA) UNIT
WASTE DISPOSAL	140	170	MONTARE OPERATING AB 352 K KEATON SUR ETAL AB 575 W TOLLETT SURVEY
HB1984: The Appraised value of \$170 in 2025 as compared to \$120 in 2020 is a 41.67% increase.			.000017 Royalty Interest Category: G1 Railroad #: 12735
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	0	170
MINEOLA ISD	140	0	170
WASTE DISPOSAL	140	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	60	40	Lease: 500088 Type: REAL Owner #: 712682
QUITMAN ISD G	20	10	Legal: NEUHOFF (BUDA-WOODBINE) UNIT
MINEOLA ISD	50	30	MONTARE OPERATING
HOSPITAL G	20	10	AB 575 WESELY TOLLETT SURVEY
WASTE DISPOSAL	60	40	RRC# 12179
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2025 as compared to \$60 in 2020 is a 33.33% decrease.			.000004 Royalty Interest Category: G1 Railroad #: 12179
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	0	40
QUITMAN ISD	0	10	0
MINEOLA ISD	50	0	30
HOSPITAL	0	10	0
WASTE DISPOSAL	60	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	40	30	Lease: 500473 Type: REAL Owner #: 712682
MINEOLA ISD	40	30	Legal: BUDDY #1
WASTE DISPOSAL	40	30	MONTARE OPERATING AB 575 W TOLLET SURVEY WELL 1 RRC 287117
No 2020 Hist			.000005 Royalty Interest Category: G1 Railroad #: 287117
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	0	30
MINEOLA ISD	40	0	30
WASTE DISPOSAL	40	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL No 2020 Hist			1,560 1,560 1,560	Lease: 500504 Type: REAL Owner #: 712682 Legal: PUCKETT A #5 MONTARE OPERATING AB 575 TOLLET W SURVEY WELL #5 RRC #16053 .000222 Royalty Interest Category: G1 Railroad #: 16053		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	0	1,560		
MINEOLA ISD		0	0	1,560		
WASTE DISPOSAL		0	0	1,560		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	340	0	1,890		
MINEOLA ISD	330	0	1,880		
WASTE DISPOSAL	340	0	1,890		
QUITMAN ISD	0	10	0		
HOSPITAL	0	10	0		

