

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

MCLEAN JOHN D LLC  
% 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:	712692 3015
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		2,390	2,250	Lease: 123400	Type: REAL	Owner #: 712692
MINEOLA ISD		2,390	2,250	Legal: TAYLOR HEIRS CV (02)		
WASTE DISPOSAL		2,390	2,250	MONTARE OPERATING		
				AB 575 W TOLLETT SURVEY		
				WELL #1 & #4 RRC# 11537		
				.000357 Royalty Interest		
				Category: G1		
				Railroad #: 288293		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,390	0	2,250		
MINEOLA ISD		2,390	0	2,250		
WASTE DISPOSAL		2,390	0	2,250		

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	C	3,160	3,890	Lease: 500087	Type: REAL	Owner #: 712692
MINEOLA ISD	C	3,160	3,890	Legal: SCHNEIDER (BUDA) UNIT		
WASTE DISPOSAL	C	3,160	3,890	MONTARE OPERATING		
				AB 352 K KEATON SUR ETAL		
				AB 575 W TOLLETT SURVEY		
					Agent: 291	
				.000388 Royalty Interest		
				Category: G1		
				Railroad #: 12735		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,890 in 2025 as compared to \$2,740 in 2020 is a 41.97% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	3,160	100	3,790			
MINEOLA ISD	3,160	100	3,790			
WASTE DISPOSAL	3,160	100	3,790			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		1,320	790	Lease: 500088	Type: REAL	Owner #: 712692
QUITMAN ISD	G	330	200	Legal: NEUHOFF (BUDA-WOODBINE) UNIT		
MINEOLA ISD		990	590	MONTARE OPERATING		
HOSPITAL	G	330	200	AB 575 WESELY TOLLETT SURVEY		
WASTE DISPOSAL		1,320	790	RRCH 12179		
					Agent: 291	
				.000083 Royalty Interest		
				Category: G1		
				Railroad #: 12179		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$790 in 2025 as compared to \$1,220 in 2020 is a 35.25% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	1,320	0	790			
QUITMAN ISD	0	200	0			
MINEOLA ISD	990	0	590			
HOSPITAL	0	200	0			
WASTE DISPOSAL	1,320	0	790			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY			20	Lease: 500280	Type: REAL	Owner #: 712692
MINEOLA ISD			20	Legal: JONES -A-		
WASTE DISPOSAL			20	MONTARE OPERATING		
				AB 575 WESLEY TOLLETT SURVEY		
				WELL #3ST RRC# 195656		
					Agent: 291	
				.000286 Royalty Interest		
				Category: G1		
				Railroad #: 195656		
HB1984: The Appraised value of \$20 in 2025 as compared to \$80 in 2020 is a 75.00% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	0	0	20			
MINEOLA ISD	0	0	20			
WASTE DISPOSAL	0	0	20			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL	1,800 1,800 1,800	1,780 1,780 1,780	Lease: 500428 Type: REAL Owner #: 712692 Legal: TAYLOR HEIRS MONTARE OPERATING AB 575 TOLLET W RRC 278231 WELL 1  .000357 Royalty Interest Category: G1 Railroad #: 278231  Agent: 291
HB1984: The Appraised value of \$1,780 in 2025 as compared to \$5,740 in 2020 is a 68.99% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	1,800 1,800 1,800	0 0 0	1,780 1,780 1,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL	880 880 880	670 670 670	Lease: 500473 Type: REAL Owner #: 712692 Legal: BUDDY #1 MONTARE OPERATING AB 575 W TOLLET SURVEY WELL 1 RRC 287117  .000119 Royalty Interest Category: G1 Railroad #: 287117  Agent: 291
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	880 880 880	0 0 0	670 670 670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY C MINEOLA ISD C WASTE DISPOSAL C	330 330 330	670 670 670	Lease: 500489 Type: REAL Owner #: 712692 Legal: TAYLOR HEIRS TPCV #3 MONTARE OPERATING AB 585 W TOLLET SURVEY WELL #3 RRC #292199  .000357 Royalty Interest Category: G1 Railroad #: 292199  Agent: 291
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	330 330 330	270 270 270	400 400 400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL		1,530 1,530 1,530	Lease: 500502 Type: REAL Owner #: 712692 Legal: BUDDY #2 MONTARE OPERATING AB 471 S C PATTON SURVEY WELL #2 RRC #298432  .000119 Royalty Interest Category: G1 Railroad #: 298432  Agent: 291
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	0 0 0	0 0 0	1,530 1,530 1,530

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	9,880	370	11,230		
MINEOLA ISD	9,550	370	11,030		
WASTE DISPOSAL	9,880	370	11,230		
QUITMAN ISD	0	200	0		
HOSPITAL	0	200	0		