

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

FLICKINGER FREDERICK JR
327 NW 47TH ST
SEATTLE WA 98107-4446



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:	713237 1522
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		1,200	1,130	Lease: 123400 Type: REAL Owner #: 713237		
MINEOLA ISD		1,200	1,130	Legal: TAYLOR HEIRS CV (02)		
WASTE DISPOSAL		1,200	1,130	MONTARE OPERATING		
				AB 575 W TOLLETT SURVEY		
				WELL #1 & #4 RRC# 11537		
				.000179 Royalty Interest		
				Category: G1		
				Railroad #: 288293		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,200	0	1,130		
MINEOLA ISD		1,200	0	1,130		
WASTE DISPOSAL		1,200	0	1,130		

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		670	400	Lease: 500088	Type: REAL Owner #: 713237
QUITMAN ISD	G	170	100	Legal: NEUHOFF (BUDA-WOODBINE) UNIT	
MINEOLA ISD		500	300	MONTARE OPERATING	
HOSPITAL	G	170	100	AB 575 WESELY TOLLETT SURVEY	
WASTE DISPOSAL		670	400	RRC# 12179	
				.000042 Royalty Interest	
				Category: G1	
				Railroad #: 12179	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$400 in 2025 as compared to \$620 in 2020 is a 35.48% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		670	0	400	
QUITMAN ISD		0	100	0	
MINEOLA ISD		500	0	300	
HOSPITAL		0	100	0	
WASTE DISPOSAL		670	0	400	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		900	890	Lease: 500428	Type: REAL Owner #: 713237
MINEOLA ISD		900	890	Legal: TAYLOR HEIRS	
WASTE DISPOSAL		900	890	MONTARE OPERATING	
				AB 575 TOLLET W	
				RRC 278231 WELL 1	
				.000179 Royalty Interest	
				Category: G1	
				Railroad #: 278231	
HB1984: The Appraised value of \$890 in 2025 as compared to \$2,880 in 2020 is a 69.10% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		900	0	890	
MINEOLA ISD		900	0	890	
WASTE DISPOSAL		900	0	890	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		440	340	Lease: 500473	Type: REAL Owner #: 713237
MINEOLA ISD		440	340	Legal: BUDDY #1	
WASTE DISPOSAL		440	340	MONTARE OPERATING	
				AB 575 W TOLLET SURVEY	
				WELL 1 RRC 287117	
				.000060 Royalty Interest	
				Category: G1	
				Railroad #: 287117	
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		440	0	340	
MINEOLA ISD		440	0	340	
WASTE DISPOSAL		440	0	340	

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	160		340	Lease: 500489 Type: REAL Owner #: 713237		
MINEOLA ISD	C	160		340	Legal: TAYLOR HEIRS TPCV #3		
WASTE DISPOSAL	C	160		340	MONTARE OPERATING		
					AB 585 W TOLLET SURVEY		
					WELL #3 RRC #292199		
					.000179 Royalty Interest		
					Category: G1		
					Railroad #: 292199		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2020 Hist							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		160		150	190		
MINEOLA ISD		160		150	190		
WASTE DISPOSAL		160		150	190		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY			770	Lease: 500502 Type: REAL Owner #: 713237		
MINEOLA ISD			770	Legal: BUDDY #2		
WASTE DISPOSAL			770	MONTARE OPERATING AB 471 S C PATTON SURVEY WELL #2 RRC #298432		
				.000060 Royalty Interest		
				Category: G1		
				Railroad #: 298432		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	0	770		
MINEOLA ISD		0	0	770		
WASTE DISPOSAL		0	0	770		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,370	150	3,720		
MINEOLA ISD	3,200	150	3,620		
WASTE DISPOSAL	3,370	150	3,720		
QUITMAN ISD	0	100	0		
HOSPITAL	0	100	0		

