

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

TAYLOR JAMES R & SUE MANZIEL
11256 COUNTY ROAD 313 E
TYLER TX 75708-2101



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: 713321 4563

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		49,530	46,440	Lease: 123400 Type: REAL Owner #: 713321		
MINEOLA ISD		49,530	46,440	Legal: TAYLOR HEIRS CV (02)		
WASTE DISPOSAL		49,530	46,440	MONTARE OPERATING AB 575 W TOLLETT SURVEY WELL #1 & #4 RRC# 11537		
No 2020 Hist				.007384 Royalty Interest Category: G1 Railroad #: 288293		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		49,530	0	46,440		
MINEOLA ISD		49,530	0	46,440		
WASTE DISPOSAL		49,530	0	46,440		

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	11,890	7,080	Lease: 500088 Type: REAL Owner #: 713321
QUITMAN ISD	2,970	1,770	Legal: NEUHOFF (BUDA-WOODBINE) UNIT
MINEOLA ISD	8,920	5,310	MONTARE OPERATING
HOSPITAL	2,970	1,770	AB 575 WESELY TOLLETT SURVEY
WASTE DISPOSAL	11,890	7,080	RRC# 12179
			.000746 Royalty Interest
			Category: G1
			Railroad #: 12179
HB1984: The Appraised value of \$7,080 in 2025 as compared to \$10,970 in 2020 is a 35.46% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	11,890	0	7,080
QUITMAN ISD	2,970	0	1,770
MINEOLA ISD	8,920	0	5,310
HOSPITAL	2,970	0	1,770
WASTE DISPOSAL	11,890	0	7,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	37,230	36,890	Lease: 500428 Type: REAL Owner #: 713321
MINEOLA ISD	37,230	36,890	Legal: TAYLOR HEIRS
WASTE DISPOSAL	37,230	36,890	MONTARE OPERATING
			AB 575 TOLLET W
			RRC 278231 WELL 1
			.007384 Royalty Interest
			Category: G1
			Railroad #: 278231
HB1984: The Appraised value of \$36,890 in 2025 as compared to \$118,730 in 2020 is a 68.93% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	37,230	0	36,890
MINEOLA ISD	37,230	0	36,890
WASTE DISPOSAL	37,230	0	36,890

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	10,220	7,810	Lease: 500473 Type: REAL Owner #: 713321
MINEOLA ISD	10,220	7,810	Legal: BUDDY #1
WASTE DISPOSAL	10,220	7,810	MONTARE OPERATING
			AB 575 W TOLLET SURVEY
			WELL 1 RRC 287117
			.001386 Royalty Interest
			Category: G1
			Railroad #: 287117
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10,220	0	7,810
MINEOLA ISD	10,220	0	7,810
WASTE DISPOSAL	10,220	0	7,810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	6,760	13,860	Lease: 500489 Type: REAL Owner #: 713321
MINEOLA ISD	6,760	13,860	Legal: TAYLOR HEIRS TPCV #3
WASTE DISPOSAL	6,760	13,860	MONTARE OPERATING
			AB 585 W TOLLET SURVEY
			WELL #3 RRC #292199
			.007384 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	6,760	5,750	8,110
MINEOLA ISD	6,760	5,750	8,110
WASTE DISPOSAL	6,760	5,750	8,110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL No 2020 Hist		8,910 8,910 8,910	Lease: 500502 Type: REAL Owner #: 713321 Legal: BUDDY #2 MONTARE OPERATING AB 471 S C PATTON SURVEY WELL #2 RRC #298432 .000693 Royalty Interest Category: G1 Railroad #: 298432		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	8,910		
MINEOLA ISD	0	0	8,910		
WASTE DISPOSAL	0	0	8,910		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL No 2020 Hist		36,070 36,070 36,070	Lease: 500503 Type: REAL Owner #: 713321 Legal: PUCKETT HEIRS TPCV #2 MONTARE OPERATING AB 471 ST CLAIR PATTON SURVEY WELL #2 RRC #298846 .002574 Royalty Interest Category: G1 Railroad #: 298846		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	36,070		
MINEOLA ISD	0	0	36,070		
WASTE DISPOSAL	0	0	36,070		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL No 2020 Hist		14,620 14,620 14,620	Lease: 500504 Type: REAL Owner #: 713321 Legal: PUCKETT A #5 MONTARE OPERATING AB 575 TOLLET W SURVEY WELL #5 RRC #16053 .002080 Royalty Interest Category: G1 Railroad #: 16053		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	14,620		
MINEOLA ISD	0	0	14,620		
WASTE DISPOSAL	0	0	14,620		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	115,630	5,750	165,930		
MINEOLA ISD	112,660	5,750	164,160		
WASTE DISPOSAL	115,630	5,750	165,930		
QUITMAN ISD	2,970	0	1,770		
HOSPITAL	2,970	0	1,770		

