

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

MCNATT JANICE MARIE  
3714 HEATHER LN  
PEARLAND TX 77581-5418



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: 714201 3036

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		300	280	Lease: 123400    Type: REAL    Owner #: 714201		
MINEOLA ISD		300	280	Legal: TAYLOR HEIRS CV (02)		
WASTE DISPOSAL		300	280	MONTARE OPERATING AB 575 W TOLLETT SURVEY WELL #1 & #4 RRC# 11537		
No 2020 Hist				.000045 Royalty Interest Category: G1 Railroad #: 288293		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		300	0	280		
MINEOLA ISD		300	0	280		
WASTE DISPOSAL		300	0	280		

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	390	480	Lease: 500087	Type: REAL	Owner #: 714201
MINEOLA ISD	C	390	480	Legal: SCHNEIDER (BUDA) UNIT		
WASTE DISPOSAL	C	390	480	MONTARE OPERATING		
				AB 352 K KEATON SUR ETAL		
				AB 575 W TOLLETT SURVEY		
				.000048 Royalty Interest		
				Category: G1		
				Railroad #: 12735		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$480 in 2025 as compared to \$340 in 2020 is a 41.18% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		390	10	470		
MINEOLA ISD		390	10	470		
WASTE DISPOSAL		390	10	470		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		160	100	Lease: 500088	Type: REAL	Owner #: 714201
QUITMAN ISD	G	40	20	Legal: NEUHOFF (BUDA-WOODBINE) UNIT		
MINEOLA ISD		120	70	MONTARE OPERATING		
HOSPITAL	G	40	20	AB 575 WESELY TOLLETT SURVEY		
WASTE DISPOSAL		160	100	RRC# 12179		
				.000010 Royalty Interest		
				Category: G1		
				Railroad #: 12179		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$100 in 2025 as compared to \$150 in 2020 is a 33.33% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		160	0	100		
QUITMAN ISD		0	20	0		
MINEOLA ISD		120	0	70		
HOSPITAL		0	20	0		
WASTE DISPOSAL		160	0	100		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		230	220	Lease: 500428	Type: REAL	Owner #: 714201
MINEOLA ISD		230	220	Legal: TAYLOR HEIRS		
WASTE DISPOSAL		230	220	MONTARE OPERATING		
				AB 575 TOLLET W		
				RRC 278231 WELL 1		
				.000045 Royalty Interest		
				Category: G1		
				Railroad #: 278231		
HB1984: The Appraised value of \$220 in 2025 as compared to \$720 in 2020 is a 69.44% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		230	0	220		
MINEOLA ISD		230	0	220		
WASTE DISPOSAL		230	0	220		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL	110 110 110	80 80 80	Lease: 500473 Type: REAL Owner #: 714201 Legal: BUDDY #1 MONTARE OPERATING AB 575 W TOLLET SURVEY WELL 1 RRC 287117  .000015 Royalty Interest Category: G1 Railroad #: 287117		
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	80 80 80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL	C 40 C 40 C 40	80 80 80	Lease: 500489 Type: REAL Owner #: 714201 Legal: TAYLOR HEIRS TPCV #3 MONTARE OPERATING AB 585 W TOLLET SURVEY WELL #3 RRC #292199  .000045 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 MINEOLA ISD WASTE DISPOSAL	40 40 40	30 30 30	50 50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL		190 190 190	Lease: 500502 Type: REAL Owner #: 714201 Legal: BUDDY #2 MONTARE OPERATING AB 471 S C PATTON SURVEY WELL #2 RRC #298432  .000015 Royalty Interest Category: G1 Railroad #: 298432		
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	190 190 190		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL		650 650 650	Lease: 500504 Type: REAL Owner #: 714201 Legal: PUCKETT A #5 MONTARE OPERATING AB 575 TOLLET W SURVEY WELL #5 RRC #16053  .000092 Royalty Interest Category: G1 Railroad #: 16053		
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	650 650 650		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,230	40	2,040		
MINEOLA ISD	1,190	40	2,010		
WASTE DISPOSAL	1,230	40	2,040		
QUITMAN ISD	0	20	0		
HOSPITAL	0	20	0		