

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

MATSUI DIANE PIERSON  
% PDS TAX SERVICES INC  
777 TAYLOR STREET PH P1A  
FORT WORTH TX 76102-4944



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: 714800 2872  
  
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 YANTIS ISD WASTE DISPOSAL	130 130 130	130 130 130	Lease: 500424 Type: REAL Owner #: 714800 Legal: MCDOWELL PAUL (01) VALENCE OPERATING AB-225 J GRACE SURVEY RRC #275679 WELL #1 Agent: 113  .004892 Royalty Interest Category: G1 Railroad #: 275679
HB1984: The Appraised value of \$130 in 2025 as compared to \$230 in 2020 is a 43.48% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	130 130 130	0 0 0	130 130 130

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 YANTIS ISD WASTE DISPOSAL  No 2020 Hist	9,330 9,330 9,330	4,830 4,830 4,830	Lease: 500481 Type: REAL Legal: MALLOY UNIT VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4411  .007668 Royalty Interest Category: G1 Railroad #: 4411	Owner #: 714800   Agent: 113	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	9,330 9,330 9,330	0 0 0	4,830 4,830 4,830		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL  No 2020 Hist	15,280 15,280 15,280	15,590 15,590 15,590	Lease: 500483 Type: REAL Legal: CATFISH VALENCE OPERATING AB 607 WALKER J RRC 4434 1H  .002568 Royalty Interest Category: G1 Railroad #: 4434	Owner #: 714800   Agent: 113	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	15,280 15,280 15,280	0 0 0	15,590 15,590 15,590		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY C YANTIS ISD C WASTE DISPOSAL C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist	2,010 2,010 2,010	4,280 4,280 4,280	Lease: 500484 Type: REAL Legal: BASS VALENCE OPERATING AB 607 WALKER J RRC # 4435 1H  .001268 Royalty Interest Category: G1 Railroad #: 4435	Owner #: 714800   Agent: 113	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	2,010 2,010 2,010	1,870 1,870 1,870	2,410 2,410 2,410		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY YANTIS ISD WASTE DISPOSAL	26,750 26,750 26,750	1,870 1,870 1,870	22,960 22,960 22,960		