

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

STELLA VENTURES LLC  
JUERGEN H MITTAG  
715 TAPPEN SHIRE  
COLLEYVILLE TX 76034-7681



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:	715086 4437
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	C	17,880	21,970	Lease: 500087 Type: REAL Owner #: 715086
MINEOLA ISD	C	17,880	21,970	Legal: SCHNEIDER (BUDA) UNIT
WASTE DISPOSAL	C	17,880	21,970	MONTARE OPERATING AB 352 K KEATON SUR ETAL AB 575 W TOLLETT SURVEY
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.002194 Royalty Interest Category: G1 Railroad #: 12735
HB1984: The Appraised value of \$21,970 in 2025 as compared to \$15,510 in 2020 is a 41.65% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	17,880	510	21,460	
MINEOLA ISD	17,880	510	21,460	
WASTE DISPOSAL	17,880	510	21,460	

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 MINEOLA ISD WASTE DISPOSAL	319,440 319,440 319,440	214,170 214,170 214,170	Lease: 500354 Type: REAL Owner #: 715086 Legal: SASI RANCH #3 MONTARE OPERATING AB 26 J BREWER SURVEY WELL #3 RRC#  .016113 Royalty Interest Category: G1 Railroad #: 15054  HB1984: The Appraised value of \$214,170 in 2025 as compared to \$299,360 in 2020 is a 28.46% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	319,440 319,440 319,440	0 0 0	214,170 214,170 214,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY C MINEOLA ISD C WASTE DISPOSAL C	2,900 2,900 2,900	4,730 4,730 4,730	Lease: 500416 Type: REAL Owner #: 715086 Legal: SASI WEST MONTARE OPERATING AB-363 J LAMONS SURVEY RRC #15346 WELL #1  .011830 Royalty Interest Category: G1 Railroad #: 15346  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	2,900 2,900 2,900	1,250 1,250 1,250	3,480 3,480 3,480

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY MINEOLA ISD WASTE DISPOSAL	340,220 340,220 340,220	1,760 1,760 1,760	239,110 239,110 239,110		