

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

PHENIX PENNY LYNN  
JACK WILLARD PHENIX JR  
411 HARROLD #1420  
FORT WORTH TX 76107



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: 715893 3626  
  
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	6,500	7,990	Lease: 500087 Type: REAL Owner #: 715893
MINEOLA ISD	C	6,500	7,990	Legal: SCHNEIDER (BUDA) UNIT
WASTE DISPOSAL	C	6,500	7,990	MONTARE OPERATING AB 352 K KEATON SUR ETAL AB 575 W TOLLETT SURVEY  .000798 Royalty Interest Category: G1 Railroad #: 12735
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$7,990 in 2025 as compared to \$5,640 in 2020 is a 41.67% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	6,500	190	7,800	
MINEOLA ISD	6,500	190	7,800	
WASTE DISPOSAL	6,500	190	7,800	

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	116,160	77,880	Lease: 500354 Type: REAL Owner #: 715893
MINEOLA ISD	116,160	77,880	Legal: SASI RANCH #3
WASTE DISPOSAL	116,160	77,880	MONTARE OPERATING AB 26 J BREWER SURVEY WELL #3 RRC#
HB1984: The Appraised value of \$77,880 in 2025 as compared to \$108,850 in 2020 is a 28.45% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	116,160	0	77,880
MINEOLA ISD	116,160	0	77,880
WASTE DISPOSAL	116,160	0	77,880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C 1,060	1,720	Lease: 500416 Type: REAL Owner #: 715893
MINEOLA ISD	C 1,060	1,720	Legal: SASI WEST
WASTE DISPOSAL	C 1,060	1,720	MONTARE OPERATING AB-363 J LAMONS SURVEY RRC #15346 WELL #1
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,060	450	1,270
MINEOLA ISD	1,060	450	1,270
WASTE DISPOSAL	1,060	450	1,270

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	123,720	640	86,950		
MINEOLA ISD	123,720	640	86,950		
WASTE DISPOSAL	123,720	640	86,950		