

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 JASON SCOTT
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: 715894 3624 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	2,170	2,660	Lease: 500087	Type: REAL	Owner #: 715894
MINEOLA ISD	C	2,170	2,660	Legal: SCHNEIDER (BUDA) UNIT		
WASTE DISPOSAL	C	2,170	2,660	MONTARE OPERATING		
				AB 352 K KEATON SUR ETAL		
				AB 575 W TOLLETT SURVEY		
				.000266 Royalty Interest		
				Category:	G1	
				Railroad #:	12735	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,660 in 2025 as compared to \$1,880 in 2020 is a 41.49% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,170	60	2,600		
MINEOLA ISD		2,170	60	2,600		
WASTE DISPOSAL		2,170	60	2,600		
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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	38,720 38,720 38,720	25,960 25,960 25,960	Lease: 500354 Type: REAL Owner #: 715894 Legal: SASI RANCH #3 MONTARE OPERATING AB 26 J BREWER SURVEY WELL #3 RRC# .001953 Royalty Interest Category: G1 Railroad #: 15054 HB1984: The Appraised value of \$25,960 in 2025 as compared to \$36,280 in 2020 is a 28.45% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	38,720 38,720 38,720	0 0 0	25,960 25,960 25,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL	C 350 C 350 C 350	570 570 570	Lease: 500416 Type: REAL Owner #: 715894 Legal: SASI WEST MONTARE OPERATING AB-363 J LAMONS SURVEY RRC #15346 WELL #1 .001434 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	350 350 350	150 150 150	420 420 420

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	41,240	210	28,980		
MINEOLA ISD	41,240	210	28,980		
WASTE DISPOSAL	41,240	210	28,980		