

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

MCELYEA SHERRI D'ANN  
1505 COUNTY ROAD 4878  
WINNSBORO TX 75494



**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: 716087 2957

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	80	60	Lease: 22700 Type: REAL Owner #: 716087
WINNSBORO ISD	80	60	Legal: COKE SC UNIT TR 10
WASTE DISPOSAL	80	60	GTG OPERATING LLC AB 534 B SMITH SURVEY (DELTA-J M CLARK) .1090884
HB1984: The Appraised value of \$60 in 2025 as compared to \$80 in 2020 is a 25.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	60
WINNSBORO ISD	80	0	60
WASTE DISPOSAL	80	0	60

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 WINNSBORO ISD WASTE DISPOSAL	1,260 1,260 1,260	1,110 1,110 1,110	Lease: 93100 Type: REAL Owner #: 716087 Legal: MCELYEA J H #1-A SOUTHWEST OPER INC AB 1 W BARNHILL SURVEY RRC# 5471 WELL #1A-2  .001517 Royalty Interest Category: G1 Railroad #: 5471		
HB1984: The Appraised value of \$1,110 in 2025 as compared to \$980 in 2020 is a 13.27% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY WINNSBORO ISD WASTE DISPOSAL	1,260 1,260 1,260	0 0 0	1,110 1,110 1,110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY WINNSBORO ISD WASTE DISPOSAL	150 150 150	100 100 100	Lease: 93120 Type: REAL Owner #: 716087 Legal: MCELYEA J H #1B FAIR OIL LTD AB 1 W BARNHILL SURVEY WELL #1B RRC# 5880  .001518 Royalty Interest Category: G1 Railroad #: 5880		
HB1984: The Appraised value of \$100 in 2025 as compared to \$40 in 2020 is a 150.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY WINNSBORO ISD WASTE DISPOSAL	150 150 150	0 0 0	100 100 100		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY C QUITMAN ISD C HOSPITAL C WASTE DISPOSAL C	730 730 730 730	1,440 1,440 1,440 1,440	Lease: 500429 Type: REAL Owner #: 716087 Legal: COKE PALUXY UNIT GTG OPERATING LLC AB 347 J KNIGHT RRC 15483  .000141 Royalty Interest Category: G1 Railroad #: 15483		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,440 in 2025 as compared to \$2,940 in 2020 is a 51.02% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	730 730 730 730	560 560 560 560	880 880 880 880		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY WINNSBORO ISD WASTE DISPOSAL QUITMAN ISD HOSPITAL	2,220 1,490 2,220 730 730	560 0 560 560 560	2,150 1,270 2,150 880 880		