

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

STEVENS FAMILY PROPERTY TRUST
ANN M STEVENS ETAL-TTEES
PO BOX 470425
FORT WORTH TX 76147-0425



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:	716346 4442
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	250	230	Lease: 123400 Type: REAL Owner #: 716346
MINEOLA ISD	250	230	Legal: TAYLOR HEIRS CV (02)
WASTE DISPOSAL	250	230	MONTARE OPERATING
			AB 575 W TOLLETT SURVEY
			WELL #1 & #4 RRC# 11537
			.000037 Royalty Interest
			Category: G1
			Railroad #: 288293
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	250	0	230
MINEOLA ISD	250	0	230
WASTE DISPOSAL	250	0	230

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		240	140	Lease: 500088 Type: REAL Owner #: 716346
QUITMAN ISD	G	60	40	Legal: NEUHOFF (BUDA-WOODBINE) UNIT
MINEOLA ISD		180	110	MONTARE OPERATING
HOSPITAL	G	60	40	AB 575 WESELY TOLLETT SURVEY
WASTE DISPOSAL		240	140	RRC# 12179
Deductions: (G)=LESS THAN \$500 MIN INT				.000015 Royalty Interest
HB1984: The Appraised value of \$140 in 2025 as compared to				\$220 in 2020 is a 36.36% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	240	0	140	
QUITMAN ISD	0	40	0	
MINEOLA ISD	180	0	110	
HOSPITAL	0	40	0	
WASTE DISPOSAL	240	0	140	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY		190	190	Lease: 500428 Type: REAL Owner #: 716346
MINEOLA ISD		190	190	Legal: TAYLOR HEIRS
WASTE DISPOSAL		190	190	MONTARE OPERATING
HB1984: The Appraised value of \$190 in 2025 as compared to				\$600 in 2020 is a 68.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	190	0	190	
MINEOLA ISD	190	0	190	
WASTE DISPOSAL	190	0	190	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY		90	70	Lease: 500473 Type: REAL Owner #: 716346
MINEOLA ISD		90	70	Legal: BUDDY #1
WASTE DISPOSAL		90	70	MONTARE OPERATING
No 2020 Hist				AB 575 W TOLLETT SURVEY
				WELL 1 RRC 287117
				.000012 Royalty Interest
				Category: G1
				Railroad #: 287117
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	90	0	70	
MINEOLA ISD	90	0	70	
WASTE DISPOSAL	90	0	70	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	30	70	Lease: 500489	Type: REAL	Owner #: 716346
MINEOLA ISD	C	30	70	Legal: TAYLOR HEIRS TPCV #3		
WASTE DISPOSAL	C	30	70	MONTARE OPERATING		
				AB 585 W TOLLET SURVEY		
				WELL #3 RRC #292199		
				.000037 Royalty Interest		
				Category: G1		
				Railroad #: 292199		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		30	30	40		
MINEOLA ISD		30	30	40		
WASTE DISPOSAL		30	30	40		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY			150	Lease: 500502	Type: REAL	Owner #: 716346
MINEOLA ISD			150	Legal: BUDDY #2		
WASTE DISPOSAL			150	MONTARE OPERATING		
				AB 471 S C PATTON SURVEY		
				WELL #2 RRC #298432		
				.000012 Royalty Interest		
				Category: G1		
				Railroad #: 298432		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	0	150		
MINEOLA ISD		0	0	150		
WASTE DISPOSAL		0	0	150		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	800	30	820		
MINEOLA ISD	740	30	790		
WASTE DISPOSAL	800	30	820		
QUITMAN ISD	0	40	0		
HOSPITAL	0	40	0		

