

woodhelp@woodcad.org

CANTEY SANDRA TRUST  
CANTEY&PHELAN WOLF-CO TTEES  
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APPAISAL YEAR 2025  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 7/07/2025 AT: 9:00 AM  
APPAISAL 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: 716348 716  
VISIT [WWW.PANDAI.COM](http://WWW.PANDAI.COM) AND SELECT MINERAL OR  
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE  
APPAISAL 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	320	300	Lease: 123400    Type: REAL    Owner #: 716348		
MINEOLA ISD	320	300	Legal: TAYLOR HEIRS CV (02)		
WASTE DISPOSAL	320	300	MONTARE OPERATING AB 575 W TOLLETT SURVEY WELL #1 & #4 RRC# 11537		
No 2020 Hist			.000047 Royalty Interest Category: G1 Railroad #: 288293		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	320	0	300		
MINEOLA ISD	320	0	300		
WASTE DISPOSAL	320	0	300		

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		300	180	Lease: 500088	Type: REAL	Owner #: 716348
QUITMAN ISD	G	80	50	Legal: NEUHOFF (BUDA-WOODBINE) UNIT		
MINEOLA ISD		230	130	MONTARE OPERATING		
HOSPITAL	G	80	50	AB 575 WESELY TOLLETT SURVEY		
WASTE DISPOSAL		300	180	RRC# 12179		
				.000019 Royalty Interest		
				Category: G1		
				Railroad #: 12179		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$180 in 2025			as compared to	\$280 in 2020 is a 35.71% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	300	0	180			
QUITMAN ISD	0	50	0			
MINEOLA ISD	230	0	130			
HOSPITAL	0	50	0			
WASTE DISPOSAL	300	0	180			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		240	230	Lease: 500428	Type: REAL	Owner #: 716348
MINEOLA ISD		240	230	Legal: TAYLOR HEIRS		
WASTE DISPOSAL		240	230	MONTARE OPERATING		
				AB 575 TOLLET W		
				RRC 278231 WELL 1		
				.000047 Royalty Interest		
				Category: G1		
				Railroad #: 278231		
HB1984: The Appraised value of \$230 in 2025			as compared to	\$760 in 2020 is a 69.74% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	240	0	230			
MINEOLA ISD	240	0	230			
WASTE DISPOSAL	240	0	230			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		120	90	Lease: 500473	Type: REAL	Owner #: 716348
MINEOLA ISD		120	90	Legal: BUDDY #1		
WASTE DISPOSAL		120	90	MONTARE OPERATING		
				AB 575 W TOLLET SURVEY		
				WELL 1 RRC 287117		
				.000016 Royalty Interest		
				Category: G1		
				Railroad #: 287117		
No 2020 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	120	0	90			
MINEOLA ISD	120	0	90			
WASTE DISPOSAL	120	0	90			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	40	90	Lease: 500489    Type: REAL    Owner #: 716348		
MINEOLA ISD	C	40	90	Legal: TAYLOR HEIRS TPCV #3		
WASTE DISPOSAL	C	40	90	MONTARE OPERATING		
				AB 585 W TOLLET SURVEY		
				WELL #3 RRC #292199		
				.000047 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		40	40	50		
MINEOLA ISD		40	40	50		
WASTE DISPOSAL		40	40	50		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY			210	Lease: 500502    Type: REAL    Owner #: 716348		
MINEOLA ISD			210	Legal: BUDDY #2		
WASTE DISPOSAL			210	MONTARE OPERATING		
				AB 471 S C PATTON SURVEY		
				WELL #2    RRC #298432		
				.000016 Royalty Interest		
				Category:        G1		
				Railroad #:        298432		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	0	210		
MINEOLA ISD		0	0	210		
WASTE DISPOSAL		0	0	210		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,020	40	1,060		
MINEOLA ISD	950	40	1,010		
WASTE DISPOSAL	1,020	40	1,060		
QUITMAN ISD	0	50	0		
HOSPITAL	0	50	0		

