

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

COUNTY ROAD 2173 LP
4815 RUTHERGLEN DR
AUSTIN TX 78749-3744



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:	717400 1013
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	210	Lease: 500422 Type: REAL Owner #: 717400	
YANTIS ISD		250	210	Legal: ALEXANDER J D	
WASTE DISPOSAL		250	210	VALENCE OPERATING CO AB-607 J WALKER SURVEY RRC# 4027	
				.006094 Royalty Interest Category: G1 Railroad #: 4027	
HB1984: The Appraised value of \$210 in 2025			as compared to \$2,620 in 2020 is a 91.98% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		250	0	210	
YANTIS ISD		250	0	210	
WASTE DISPOSAL		250	0	210	

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 YANTIS ISD WASTE DISPOSAL	36,730 36,730 36,730	18,920 18,920 18,920	Lease: 500426 Type: REAL Owner #: 717400 Legal: SCOTTISH RITE UNIT VALENCE OPERATING CO A 607 J WALKER SURVEY RRC #4176 WELL 1H .021248 Royalty Interest Category: G1 Railroad #: 4176 HB1984: The Appraised value of \$18,920 in 2025 as compared to \$84,220 in 2020 is a 77.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	36,730 36,730 36,730	0 0 0	18,920 18,920 18,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	4,830 4,830 4,830	4,840 4,840 4,840	Lease: 500480 Type: REAL Owner #: 717400 Legal: HUDIE MORGAN - ALEXANDER VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4407 .002190 Royalty Interest Category: G1 Railroad #: 4407 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	4,830 4,830 4,830	0 0 0	4,840 4,840 4,840

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY YANTIS ISD WASTE DISPOSAL	41,810 41,810 41,810	0 0 0	23,970 23,970 23,970		