

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

SIMMS MARY P LIVING TRUST
MOLLY ANN NELSON-TRUSTEE
3335 ALLEN AVE
TYLER TX 75701-9026



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: 718144 4257

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			30	Lease: 500366 Type: REAL Owner #: 718144
YANTIS ISD	G		30	Legal: FOSTER MARY LOU #2
WASTE DISPOSAL			30	VALENCE OPERATING CO AB 607 JESSE WALKER SURVEY WELL #2 RRC# 262941 .000101 Royalty Interest Category: G1 Railroad #: 273261
Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0	0	30	
YANTIS ISD	0	30	0	
WASTE DISPOSAL	0	0	30	

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	C	1,510	2,470	Lease: 500416 Type: REAL Owner #: 718144		
MINEOLA ISD	C	1,510	2,470	Legal: SASI WEST		
WASTE DISPOSAL	C	1,510	2,470	MONTARE OPERATING AB-363 J LAMONS SURVEY RRC #15346 WELL #1		
				.006171 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		1,510	660	1,810		
MINEOLA ISD		1,510	660	1,810		
WASTE DISPOSAL		1,510	660	1,810		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		20	20	Lease: 500430	Type: REAL	Owner #: 718144
QUITMAN ISD	G	20	20	Legal: FOREST HILL SUB-CLKVLE SD UNIT		
HOSPITAL	G	20	20	P O & G OPERATING		
WASTE DISPOSAL		20	20	AB-128 J C CLARK SURVEY ETAL		
				.000013 Royalty Interest		
				Category:	G1	
				Railroad #:	4065	
Deductions:		(G)=LESS THAN \$500 MIN INT				
		HB1984: The Appraised value of \$20 in 2025 as compared to \$10 in 2020 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		20	0	20		
QUITMAN ISD		0	20	0		
HOSPITAL		0	20	0		
WASTE DISPOSAL		20	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		90	80	Lease: 500467 Type: REAL Owner #: 718144		
MINEOLA ISD		90	80	Legal: STEWART LEE		
WASTE DISPOSAL		90	80	SOUTHWEST OPERATING AB 575 W TOLLET SURVEY RRC #15547 WELL #1		
				.000146 Royalty Interest		
				Category: G1		
				Railroad #: 15547		
HB1984: The Appraised value of \$80 in 2025 as compared to \$20 in 2020 is a 300.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		90	0	80		
MINEOLA ISD		90	0	80		
WASTE DISPOSAL		90	0	80		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL <						

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,620	660	4,810		
YANTIS ISD	0	30	0		
WASTE DISPOSAL	1,620	660	4,810		
MINEOLA ISD	1,600	660	4,760		
QUITMAN ISD	0	20	0		
HOSPITAL	0	20	0		

