

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

MCNICHOLS MADELINE 2017 IRR TR
RICHARD E HOFFMAN-TRUSTEE
7655 E 4TH AVENUE
DENVER CO 80230



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: 718995 3039 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	10	10	Lease: 22630 Type: REAL Owner #: 718995
WINNSBORO ISD G	10	10	Legal: COKE SC UNIT TR 03
WASTE DISPOSAL	10	10	GTG OPERATING LLC AB 534 B SMITH SURVEY (DELTA-H D YATES) .0127201 .000885 Royalty Interest Category: G1 Railroad #: 5678
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2025 as compared to \$10 in 2020 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	0	10
WINNSBORO ISD	0	10	0
WASTE DISPOSAL	10	0	10

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	570	530	Lease: 300670 Type: REAL Owner #: 718995		
BIG SANDY ISD	570	530	Legal: HAWKINS FLD UN TR B2-38		
WASTE DISPOSAL	570	530	MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (PHILLIPS-MARY SNIDER)		
HB1984: The Appraised value of \$530 in 2025 as compared to \$530 in 2020 is a .00% increase.			.000108 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	570	0	530		
BIG SANDY ISD	570	0	530		
WASTE DISPOSAL	570	0	530		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	300	280	Lease: 300750 Type: REAL Owner #: 718995		
BIG SANDY ISD	300	280	Legal: HAWKINS FLD UN TR B2-46		
WASTE DISPOSAL	300	280	MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (LACY-F M SNIDER)		
HB1984: The Appraised value of \$280 in 2025 as compared to \$280 in 2020 is a .00% increase.			.000108 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	300	0	280		
BIG SANDY ISD	300	0	280		
WASTE DISPOSAL	300	0	280		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	410	250	Lease: 500088 Type: REAL Owner #: 718995		
QUITMAN ISD G	100	60	Legal: NEUHOFF (BUDA-WOODBINE) UNIT		
MINEOLA ISD	310	190	MONTARE OPERATING		
HOSPITAL G	100	60	AB 575 WESELY TOLLETT SURVEY		
WASTE DISPOSAL	410	250	RRC# 12179		
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$250 in 2025 as compared to \$380 in 2020 is a 34.21% decrease.			.000026 Royalty Interest Category: G1 Railroad #: 12179		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	410	0	250		
QUITMAN ISD	0	60	0		
MINEOLA ISD	310	0	190		
HOSPITAL	0	60	0		
WASTE DISPOSAL	410	0	250		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL No 2020 Hist	1,000 1,000 1,000	770 770 770	Lease: 500473 Type: REAL Owner #: 718995 Legal: BUDDY #1 MONTARE OPERATING AB 575 W TOLLET SURVEY WELL 1 RRC 287117 .000136 Royalty Interest Category: G1 Railroad #: 287117		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY MINEOLA ISD WASTE DISPOSAL	1,000 1,000 1,000	0 0 0	770 770 770		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL No 2020 Hist		1,750 1,750 1,750	Lease: 500502 Type: REAL Owner #: 718995 Legal: BUDDY #2 MONTARE OPERATING AB 471 S C PATTON SURVEY WELL #2 RRC #298432 .000136 Royalty Interest Category: G1 Railroad #: 298432		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY MINEOLA ISD WASTE DISPOSAL	0 0 0	0 0 0	1,750 1,750 1,750		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,290	0	3,590		
WINNSBORO ISD	0	10	0		
WASTE DISPOSAL	2,290	0	3,590		
BIG SANDY ISD	870	0	810		
QUITMAN ISD	0	60	0		
MINEOLA ISD	1,310	0	2,710		
HOSPITAL	0	60	0		

