

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

O'BRIEN WILLIAM ROSS JR  
468 PEYTON DR  
FORT COLLINS CO 80525



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:	719171 3417
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		10,720	8,200	Lease: 500473    Type: REAL    Owner #: 719171		
MINEOLA ISD		10,720	8,200	Legal: BUDDY #1		
WASTE DISPOSAL		10,720	8,200	MONTARE OPERATING AB 575 W TOLLET SURVEY WELL 1 RRC 287117		
No 2020 Hist				.001454 Override Royalty Category:        G1 Railroad #:        287117		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		10,720	0	8,200		
MINEOLA ISD		10,720	0	8,200		
WASTE DISPOSAL		10,720	0	8,200		

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 MINEOLA ISD WASTE DISPOSAL  No 2020 Hist		4,670 4,670 4,670	Lease: 500502 Type: REAL Owner #: 719171 Legal: BUDDY #2 MONTARE OPERATING AB 471 S C PATTON SURVEY WELL #2 RRC #298432  .000363 Override Royalty 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	4,670 4,670 4,670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL  No 2020 Hist		86,550 86,550 86,550	Lease: 500503 Type: REAL Owner #: 719171 Legal: PUCKETT HEIRS TPCV #2 MONTARE OPERATING AB 471 ST CLAIR PATTON SURVEY WELL #2 RRC #298846  .006176 Royalty Interest Category: G1 Railroad #: 298846
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY MINEOLA ISD WASTE DISPOSAL	0 0 0	0 0 0	86,550 86,550 86,550

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	10,720	0	99,420		
MINEOLA ISD	10,720	0	99,420		
WASTE DISPOSAL	10,720	0	99,420		