

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

KELLEY RYAN & JOHNA T C
4203 TIMBERVIEW
MCKINNEY TX 75070



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: 719997 2444

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		1,090	1,020	Lease: 123400 Type: REAL Owner #: 719997		
MINEOLA ISD		1,090	1,020	Legal: TAYLOR HEIRS CV (02)		
WASTE DISPOSAL		1,090	1,020	MONTARE OPERATING AB 575 W TOLLETT SURVEY WELL #1 & #4 RRC# 11537		
No 2020 Hist				.000162 Royalty Interest Category: G1 Railroad #: 288293		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,090	0	1,020		
MINEOLA ISD		1,090	0	1,020		
WASTE DISPOSAL		1,090	0	1,020		

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		610 610 610	Lease: 500473 Type: REAL Owner #: 719997 Legal: BUDDY #1 MONTARE OPERATING AB 575 W TOLLET SURVEY WELL 1 RRC 287117 .000108 Royalty Interest Category: G1 Railroad #: 287117		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY MINEOLA ISD WASTE DISPOSAL	0 0 0	0 0 0	610 610 610		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL No 2020 Hist		300 300 300	Lease: 500489 Type: REAL Owner #: 719997 Legal: TAYLOR HEIRS TPCV #3 MONTARE OPERATING AB 585 W TOLLET SURVEY WELL #3 RRC #292199 .000162 Royalty Interest Category: G1 Railroad #: 292199		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY MINEOLA ISD WASTE DISPOSAL	0 0 0	0 0 0	300 300 300		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL No 2020 Hist		1,390 1,390 1,390	Lease: 500502 Type: REAL Owner #: 719997 Legal: BUDDY #2 MONTARE OPERATING AB 471 S C PATTON SURVEY WELL #2 RRC #298432 .000108 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	1,390 1,390 1,390		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,090	0	3,320		
MINEOLA ISD	1,090	0	3,320		
WASTE DISPOSAL	1,090	0	3,320		