

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

VANN SHERRY ANN
3329 FM 49
MINEOLA TX 75773



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:	720151 4776
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		4,580	2,720	Lease: 500088 Type: REAL Owner #: 720151		
QUITMAN ISD		1,140	680	Legal: NEUHOFF (BUDA-WOODBINE) UNIT		
MINEOLA ISD		3,430	2,040	MONTARE OPERATING		
HOSPITAL		1,140	680	AB 575 WESELY TOLLETT SURVEY		
WASTE DISPOSAL		4,580	2,720	RRC# 12179		
				.000287 Royalty Interest		
				Category: G1		
				Railroad #: 12179		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		4,580	0	2,720		
QUITMAN ISD		1,140	0	680		
MINEOLA ISD		3,430	0	2,040		
HOSPITAL		1,140	0	680		
WASTE DISPOSAL		4,580	0	2,720		

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	700	940	Lease: 500482 Type: REAL Owner #: 720151		
QUITMAN ISD	C	700	940	Legal: CRONIN UNIT 524		
HOSPITAL	C	700	940	PANGEAS EDGE OP CO		
WASTE DISPOSAL	C	700	940	AB 524 SIMS C H RRC #15753		
				.000563 Royalty Interest Category: G1 Railroad #: 15753		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		700	100	840		
QUITMAN ISD		700	100	840		
HOSPITAL		700	100	840		
WASTE DISPOSAL		700	100	840		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,280	100	3,560		
QUITMAN ISD	1,840	100	1,520		
MINEOLA ISD	3,430	0	2,040		
HOSPITAL	1,840	100	1,520		
WASTE DISPOSAL	5,280	100	3,560		