

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

DUCOFF NANCY F
11845 DURRETTE DR
HOUSTON TX 77024



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:	720528 1270
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		100	80	Lease: 22730 Type: REAL Owner #: 720528		
QUITMAN ISD		100	80	Legal: COKE SC UNIT TR 13		
HOSPITAL		100	80	GTG OPERATING LLC		
WASTE DISPOSAL		100	80	AB 657 M Y'BARBO SURVEY (GEN AMER-RADNEY) .0256706		
No 2020 Hist				.005860 Royalty Interest Category: G1 Railroad #: 5678		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		100	0	80		
QUITMAN ISD		100	0	80		
HOSPITAL		100	0	80		
WASTE DISPOSAL		100	0	80		

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	40	20	Lease: 154400 Type: REAL Owner #: 720528		
QUITMAN ISD	40	20	Legal: WHITE-BLALOCK UNIT #2		
HOSPITAL	40	20	ATLAS OPERATING		
WASTE DISPOSAL	40	20	AB 10 H ANDERSON SURVEY (RR #1442-QUIT-SC)		
No 2020 Hist			.002910 Royalty Interest Category: G1 Railroad #: 1442		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	20		
QUITMAN ISD	40	0	20		
HOSPITAL	40	0	20		
WASTE DISPOSAL	40	0	20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	1,020	2,010	Lease: 500429 Type: REAL Owner #: 720528		
QUITMAN ISD	1,020	2,010	Legal: COKE PALUXY UNIT		
HOSPITAL	1,020	2,010	GTG OPERATING LLC		
WASTE DISPOSAL	1,020	2,010	AB 347 J KNIGHT RRC 15483		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist			.000197 Royalty Interest Category: G1 Railroad #: 15483		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,020	790	1,220		
QUITMAN ISD	1,020	790	1,220		
HOSPITAL	1,020	790	1,220		
WASTE DISPOSAL	1,020	790	1,220		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	530	200	Lease: 500431 Type: REAL Owner #: 720528		
YANTIS ISD	530	200	Legal: MORGAN HUDIE UNIT 2H		
WASTE DISPOSAL	530	200	VALENCE OPERATING CO AB 607 J WALKER SUR RRC #4263		
No 2020 Hist			.000304 Royalty Interest Category: G1 Railroad #: 4263		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	530	0	200		
YANTIS ISD	530	0	200		
WASTE DISPOSAL	530	0	200		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL No 2020 Hist	900 900 900	730 730 730	Lease: 500469 Type: REAL Owner #: 720528 Legal: WHEELER VALENCE OPERATING CO AB 607 JESSE WALKER SURV RRC 4365 .000150 Royalty Interest Category: G1 Railroad #: 4365		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	900 900 900	0 0 0	730 730 730		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL No 2020 Hist	420 420 420	420 420 420	Lease: 500480 Type: REAL Owner #: 720528 Legal: HUDIE MORGAN - ALEXANDER VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4407 .000188 Royalty Interest Category: G1 Railroad #: 4407		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	420 420 420	0 0 0	420 420 420		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,010	790	2,670		
QUITMAN ISD	1,160	790	1,320		
HOSPITAL	1,160	790	1,320		
WASTE DISPOSAL	3,010	790	2,670		
YANTIS ISD	1,850	0	1,350		

