

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

MCGUIRE DAWN WITCHER  
16084 N WICHITA  
GARDENDALE TX 79758



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: 720738 2980

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		110	50	Lease: 500366    Type: REAL    Owner #: 720738		
YANTIS ISD		110	50	Legal: FOSTER MARY LOU #2		
WASTE DISPOSAL		110	50	VALENCE OPERATING CO		
				AB 607 JESSE WALKER SURVEY		
				WELL #2 RRC# 262941		
				.000163 Royalty Interest		
				Category: G1		
				Railroad #: 273261		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		110	0	50		
YANTIS ISD		110	0	50		
WASTE DISPOSAL		110	0	50		

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		6,370	6,500	Lease: 500483 Type: REAL Owner #: 720738		
YANTIS ISD		6,370	6,500	Legal: CATFISH		
WASTE DISPOSAL		6,370	6,500	VALENCE OPERATING AB 607 WALKER J RRC 4434 1H		
No 2020 Hist				.001071 Royalty Interest Category: G1 Railroad #: 4434		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		6,370	0	6,500		
YANTIS ISD		6,370	0	6,500		
WASTE DISPOSAL		6,370	0	6,500		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		2,420	5,180	Lease: 500484 Type: REAL Owner #: 720738		
YANTIS ISD		2,420	5,180	Legal: BASS		
WASTE DISPOSAL		2,420	5,180	VALENCE OPERATING AB 607 WALKER J RRC # 4435 1H		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001533 Royalty Interest Category: G1 Railroad #: 4435		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,420	2,280	2,900		
YANTIS ISD		2,420	2,280	2,900		
WASTE DISPOSAL		2,420	2,280	2,900		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	8,900	2,280	9,450		
YANTIS ISD	8,900	2,280	9,450		
WASTE DISPOSAL	8,900	2,280	9,450		