

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

COCEK REVOCABLE TRUST
BRUCE COCEK-TRUSTEE
2827 SILVERSPRING RD
CARROLLTON TX 75006-4811



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: 46725 910

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	C	1,620	1,690	Lease: 500024 Type: REAL Owner #: 46725
QUITMAN ISD	C	1,620	1,690	Legal: STROUD UNIT #1
HOSPITAL	C	1,620	1,690	FAIR OIL LTD
WASTE DISPOSAL	C	1,620	1,690	AB 28 S BURCH SURVEY WELL #1 RRC# 12285
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000739 Override Royalty
HB1984: The Appraised value of \$1,690 in 2025 as compared to \$740 in 2020 is a 128.38% increase.				Category: G1
Taxing Units				Railroad #: 12285
		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		804	730	960
QUITMAN ISD		804	730	960
HOSPITAL		804	730	960
WASTE DISPOSAL		804	730	960

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	2,830	1,670	Lease: 500294	Type: REAL	Owner #: 46725
QUITMAN ISD	2,830	1,670	Legal: BAGBY-STROUD UNIT #1		
HOSPITAL	2,830	1,670	FAIR OIL LTD		
WASTE DISPOSAL	2,830	1,670	AB 402 JAMES MCFARLAND SURVEY		
			WELL #1 RRC# 14372		
			.000739 Override Royalty		
			Category: G1		
			Railroad #: 14372		
HB1984: The Appraised value of \$1,670 in 2025 as compared to \$670 in 2020 is a 149.25% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,830	0	1,670		
QUITMAN ISD	2,830	0	1,670		
HOSPITAL	2,830	0	1,670		
WASTE DISPOSAL	2,830	0	1,670		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		20	20	Lease: 500395	Type: REAL	Owner #: 46725
HAWKINS ISD	G	20	20	Legal: MEZZLES		
WASTE DISPOSAL		20	20	BUCCANEER OPER		
ESD #1	G	20	20			
				RRC #10904		
				.000040 Override Royalty		
				Category: G1		
				Railroad #: 10904		
Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		20	0	20		
HAWKINS ISD		0	20	0		
WASTE DISPOSAL		20	0	20		
ESD #1		0	20	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,654	730	2,650		
QUITMAN ISD	3,634	730	2,630		
HOSPITAL	3,634	730	2,630		
WASTE DISPOSAL	3,654	730	2,650		
HAWKINS ISD	0	20	0		
ESD #1	0	20	0		