

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

COHEN ALAN P INDIVIDUALLY
456 SOUTH PKWY
CLIFTON NJ 07014-1243



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: 47098 920

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		500	460	Lease: 300610	Type: REAL Owner #: 47098
HAWKINS ISD		500	460	Legal: HAWKINS FLD UN TR B2-32	
WASTE DISPOSAL		500	460	MERIT ENERGY CORP	
				AB 48 B N HAMPTON SURVEY	
				(M A KAY EST-C)	
				.000135 Royalty Interest	
				Category: G1	
				Railroad #: 5743	
HB1984: The Appraised value of \$460 in 2025			as compared to \$470 in 2020 is a 2.13% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	500	0	460		
HAWKINS ISD	500	0	460		
WASTE DISPOSAL	500	0	460		
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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	13,150	12,250	Lease: 300660	Type: REAL	Owner #: 47098
HAWKINS ISD	13,150	12,250	Legal: HAWKINS FLD UN TR B2-37		
WASTE DISPOSAL	13,150	12,250	MERIT ENERGY CORP		
			AB 384 J P MOSELEY SURVEY		
			(G W ATKINS EST)		
			.000541 Royalty Interest		
			Category: G1		
			Railroad #: 5743		
HB1984: The Appraised value of \$12,250 in 2025 as compared to \$12,280 in 2020 is a .24% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	13,150	0	12,250		
HAWKINS ISD	13,150	0	12,250		
WASTE DISPOSAL	13,150	0	12,250		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	13,650	0	12,710		
HAWKINS ISD	13,650	0	12,710		
WASTE DISPOSAL	13,650	0	12,710		