

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 M G PROPERTIES LLC  
3933 E 58TH PL  
TULSA                      OK 74135-7823



<b>APPRAISAL YEAR 2025</b> 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: 707134 924  VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	G	450	270	Lease: 500088      Type: REAL      Owner #: 707134	
QUITMAN ISD		110	70	Legal: NEUHOFF (BUDA-WOODBINE) UNIT	
MINEOLA ISD		340	200	MONTARE OPERATING	
HOSPITAL		110	70	AB 575 WESELY TOLLETT SURVEY	
WASTE DISPOSAL		450	270	RRC# 12179	
					.000028 Royalty Interest
Deductions: (G)=LESS THAN \$500 MIN INT				Category: G1	
HB1984: The Appraised value of \$270 in 2025				Railroad #: 12179	
				as compared to \$410 in 2020 is a 34.15% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	450	0	270		
QUITMAN ISD	110	0	70		
MINEOLA ISD	0	200	0		
HOSPITAL	110	0	70		
WASTE DISPOSAL	450	0	270		

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		2,170	1,280	Lease: 500294    Type: REAL    Owner #: 707134	
QUITMAN ISD		2,170	1,280	Legal: BAGBY-STROUD UNIT #1	
HOSPITAL		2,170	1,280	FAIR OIL LTD	
WASTE DISPOSAL		2,170	1,280	AB 402 JAMES MCFARLAND SURVEY	
				WELL #1 RRC# 14372	
				.000566 Royalty Interest	
				Category: G1	
				Railroad #: 14372	
HB1984: The Appraised value of \$1,280 in 2025 as compared to \$510 in 2020 is a 150.98% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,170	0	1,280	
QUITMAN ISD		2,170	0	1,280	
HOSPITAL		2,170	0	1,280	
WASTE DISPOSAL		2,170	0	1,280	

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,620	0	1,550		
QUITMAN ISD	2,280	0	1,350		
MINEOLA ISD	0	200	0		
HOSPITAL	2,280	0	1,350		
WASTE DISPOSAL	2,620	0	1,550		