

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

MANOOGIAN SANDRA DUBELL TR II
% PDS TAX SERVICES INC
777 TAYLOR STREET PH P1A
FORT WORTH TX 76102-4944



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:	708290 2821
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	7,300	6,800	Lease: 300390 Type: REAL Owner #: 708290
HAWKINS ISD	7,300	6,800	Legal: HAWKINS FLD UN TR B2-10
WASTE DISPOSAL	7,300	6,800	MERIT ENERGY CORP AB 300 HERRINGTON SURVEY (B C WYATT) Agent: 773
.001953 Royalty Interest Category: G1 Railroad #: 5743			
HB1984: The Appraised value of \$6,800 in 2025 as compared to \$6,820 in 2020 is a .29% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,300	0	6,800
HAWKINS ISD	7,300	0	6,800
WASTE DISPOSAL	7,300	0	6,800

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	C	1,820	3,580	Lease: 500429	Type: REAL
QUITMAN ISD	C	1,820	3,580	Legal: COKE PALUXY UNIT	Owner #: 708290
HOSPITAL	C	1,820	3,580	GTG OPERATING LLC	
WASTE DISPOSAL	C	1,820	3,580	AB 347 J KNIGHT	
				RRC 15483	
					Agent: 773
				.000352 Royalty Interest	
				Category: G1	
				Railroad #: 15483	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,580 in 2025 as compared to \$7,350 in 2020 is a 51.29% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,820	1,400	2,180	
QUITMAN ISD		1,820	1,400	2,180	
HOSPITAL		1,820	1,400	2,180	
WASTE DISPOSAL		1,820	1,400	2,180	

Total of all Above Parcels					
Taxing Units		Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY		9,120	1,400	8,980	
HAWKINS ISD		7,300	0	6,800	
WASTE DISPOSAL		9,120	1,400	8,980	
QUITMAN ISD		1,820	1,400	2,180	
HOSPITAL		1,820	1,400	2,180	