

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

COHN CONSTANCE M
5300 MEMORIAL DR/STE 940
HOUSTON TX 77007-8279



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: 712349 926 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	C		10	40	Lease: 65400 Type: REAL Owner #: 712349
QUITMAN ISD	G C		10	40	Legal: KIRKLAND-KIRKLAND UN
HOSPITAL	G C		10	40	ATLAS OPERATING
WASTE DISPOSAL	C		10	40	AB 254 E GOODSIR SURVEY WELL #4 RRC# 1365
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist					.000030 Royalty Interest Category: G1 Railroad #: 1365
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	30	10		
QUITMAN ISD	0	70	0		
HOSPITAL	0	70	0		
WASTE DISPOSAL	10	30	10		

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			10	Lease: 66600	Type: REAL Owner #: 712349
QUITMAN ISD	G		10	Legal: KIRKLAND N J #5	
HOSPITAL	G		10	SOUTHWEST OPER INC	
WASTE DISPOSAL			10	AB 254 E GOODSIR SURVEY	
				WELL #5 RRC# 1419	
				.000032 Royalty Interest	
				Category: G1	
				Railroad #: 1376	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$10 in 2025 as compared to \$10 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	10		
QUITMAN ISD	0	10	0		
HOSPITAL	0	10	0		
WASTE DISPOSAL	0	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	C	30	60	Lease: 67000	Type: REAL Owner #: 712349
QUITMAN ISD	G C	30	60	Legal: KIRKLAND P J	
HOSPITAL	G C	30	60	ATLAS OPERATING	
WASTE DISPOSAL	C	30	60	AB 254 E GOODSIR SURVEY	
				RRC#1410 #4-#5 RRC# 2751 #2	
				.000212 Royalty Interest	
				Category: G1	
				Railroad #: 1368	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$60 in 2025 as compared to \$40 in 2020 is a 50.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	30	20	40		
QUITMAN ISD	0	80	0		
HOSPITAL	0	80	0		
WASTE DISPOSAL	30	20	40		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		2,470	2,300	Lease: 301060	Type: REAL Owner #: 712349
HAWKINS ISD		2,470	2,300	Legal: HAWKINS FLD UN TR B3-30	
WASTE DISPOSAL		2,470	2,300	MERIT ENERGY CORP	
				AB 41 BREWER SURVEY	
				(ELLIS PRINCE EST-WEST-2)	
				.000277 Royalty Interest	
				Category: G1	
				Railroad #: 5743	
HB1984: The Appraised value of \$2,300 in 2025 as compared to \$2,310 in 2020 is a .43% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,470	0	2,300		
HAWKINS ISD	2,470	0	2,300		
WASTE DISPOSAL	2,470	0	2,300		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		710	660	Lease: 301070	Type: REAL Owner #: 712349
CITY OF HAWKINS	G	280	260	Legal: HAWKINS FLD UN TR B3-31	
HAWKINS ISD		710	660	MERIT ENERGY CORP	
WASTE DISPOSAL		710	660	AB 41 BREWER SURVEY	
				(ELLIS PRINCE EST-EAST-1)	
				.000138 Royalty Interest	
				Category: G1	
				Railroad #: 5743	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$660 in 2025 as compared to \$660 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	710	0	660		
CITY OF HAWKINS	0	260	0		
HAWKINS ISD	710	0	660		
WASTE DISPOSAL	710	0	660		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		160	150	Lease: 301180	Type: REAL Owner #: 712349
CITY OF HAWKINS	G	140	130	Legal: HAWKINS FLD UN TR B3-42	
HAWKINS ISD		160	150	MERIT ENERGY CORP	
WASTE DISPOSAL		160	150	AB 41 BREWER SURVEY	
				(TOM JACKSON-D)	
				.000035 Royalty Interest	
				Category: G1	
				Railroad #: 5743	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$150 in 2025 as compared to \$150 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	160	0	150		
CITY OF HAWKINS	0	130	0		
HAWKINS ISD	160	0	150		
WASTE DISPOSAL	160	0	150		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		40	50	Lease: 500300	Type: REAL Owner #: 712349
QUITMAN ISD	G	40	50	Legal: TIPPERARY (1)	
HOSPITAL	G	40	50	GTG OPERATING	
WASTE DISPOSAL		40	50	AB 456 S G PURSE SURVEY	
				WELL 1 RRC 14373	
				.000212 Royalty Interest	
				Category: G1	
				Railroad #: 14373	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$50 in 2025 as compared to \$30 in 2020 is a 66.67% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	50		
QUITMAN ISD	0	50	0		
HOSPITAL	0	50	0		
WASTE DISPOSAL	40	0	50		

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C		20	50	Lease: 500301 Type: REAL Owner #: 712349
QUITMAN ISD	G C		20	50	Legal: TIPPERARY -A- 2-1
HOSPITAL	G C		20	50	GTG OPERATING
WASTE DISPOSAL	C		20	50	AB 484 J ROBBINS SURVEY RRC# 14475
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					.000212 Royalty Interest Category: G1 Railroad #: 14475
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		20	30	20	
QUITMAN ISD		0	80	0	
HOSPITAL		0	80	0	
WASTE DISPOSAL		20	30	20	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,440	80	3,240		
QUITMAN ISD	0	290	0		
HOSPITAL	0	290	0		
WASTE DISPOSAL	3,440	80	3,240		
HAWKINS ISD	3,340	0	3,110		
CITY OF HAWKINS	0	390	0		