

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 ADAM TRUST
H MILES COHN
4809 WELFORD DR
BELLAIRE TX 77401-5333



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: 712352 925

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 QUITMAN ISD HOSPITAL WASTE DISPOSAL	 G G	 20 20 20 20	Lease: 65400 Type: REAL Owner #: 712352 Legal: KIRKLAND-KIRKLAND UN ATLAS OPERATING AB 254 E GOODSIR SURVEY WELL #4 RRC# 1365 .000011 Royalty Interest Category: G1 Railroad #: 1365
Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	 0 0 0 0	 0 20 20 0	 20 0 0 20

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		10	20	Lease: 67000 Type: REAL Owner #: 712352
QUITMAN ISD	G C		10	20	Legal: KIRKLAND P J
HOSPITAL	G C		10	20	ATLAS OPERATING
WASTE DISPOSAL	C		10	20	AB 254 E GOODSIR SURVEY RRC#1410 #4-#5 RRC# 2751 #2
					.000071 Royalty Interest Category: G1 Railroad #: 1368
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$20 in 2025 as compared to \$10 in 2020 is a 100.00% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	10		10	10	
QUITMAN ISD	0		30	0	
HOSPITAL	0		30	0	
WASTE DISPOSAL	10		10	10	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY			820	760	Lease: 301060 Type: REAL Owner #: 712352
HAWKINS ISD			820	760	Legal: HAWKINS FLD UN TR B3-30
WASTE DISPOSAL			820	760	MERIT ENERGY CORP AB 41 BREWER SURVEY (ELLIS PRINCE EST-WEST-2)
					.000092 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$760 in 2025 as compared to \$770 in 2020 is a 1.30% decrease.					
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	820		0	760	
HAWKINS ISD	820		0	760	
WASTE DISPOSAL	820		0	760	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY			240	220	Lease: 301070 Type: REAL Owner #: 712352
CITY OF HAWKINS	G		90	90	Legal: HAWKINS FLD UN TR B3-31
HAWKINS ISD			240	220	MERIT ENERGY CORP
WASTE DISPOSAL			240	220	AB 41 BREWER SURVEY (ELLIS PRINCE EST-EAST-1)
					.000046 Royalty Interest Category: G1 Railroad #: 5743
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$220 in 2025 as compared to \$220 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	240		0	220	
CITY OF HAWKINS	0		90	0	
HAWKINS ISD	240		0	220	
WASTE DISPOSAL	240		0	220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		50	50	Lease: 301180	Type: REAL Owner #: 712352
CITY OF HAWKINS	G	50	40	Legal: HAWKINS FLD UN TR B3-42	
HAWKINS ISD		50	50	MERIT ENERGY CORP	
WASTE DISPOSAL		50	50	AB 41 BREWER SURVEY	
				(TOM JACKSON-D)	
				.000012 Royalty Interest	
				Category: G1	
				Railroad #: 5743	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$50 in 2025 as compared to \$50 in 2020 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		50	0	50	
CITY OF HAWKINS		0	40	0	
HAWKINS ISD		50	0	50	
WASTE DISPOSAL		50	0	50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	C	10	20	Lease: 500300	Type: REAL Owner #: 712352
QUITMAN ISD	G C	10	20	Legal: TIPPERARY (1)	
HOSPITAL	G C	10	20	GTG OPERATING	
WASTE DISPOSAL	C	10	20	AB 456 S G PURSE SURVEY	
				WELL 1 RRC 14373	
				.000071 Royalty Interest	
				Category: G1	
				Railroad #: 14373	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$20 in 2025 as compared to \$10 in 2020 is a 100.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		10	10	10	
QUITMAN ISD		0	30	0	
HOSPITAL		0	30	0	
WASTE DISPOSAL		10	10	10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	C	10	20	Lease: 500301	Type: REAL Owner #: 712352
QUITMAN ISD	G C	10	20	Legal: TIPPERARY -A- 2-1	
HOSPITAL	G C	10	20	GTG OPERATING	
WASTE DISPOSAL	C	10	20	AB 484 J ROBBINS SURVEY	
				RRC# 14475	
				.000071 Royalty Interest	
				Category: G1	
				Railroad #: 14475	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		10	10	10	
QUITMAN ISD		0	30	0	
HOSPITAL		0	30	0	
WASTE DISPOSAL		10	10	10	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,140	30	1,080		
QUITMAN ISD	0	110	0		
HOSPITAL	0	110	0		
WASTE DISPOSAL	1,140	30	1,080		
HAWKINS ISD	1,110	0	1,030		
CITY OF HAWKINS	0	130	0		

