

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

COOK LIVING TRUST 10/7/09  
1470 HILL VALLEY DR  
STEPHENVILLE TX 76401



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: 714131 980  
  
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		330	310	Lease: 300250      Type: REAL      Owner #: 714131	
HAWKINS ISD		330	310	Legal: HAWKINS FLD UN TR B1-26	
WASTE DISPOSAL		330	310	MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (ARTIE ROBISON)	
HB1984: The Appraised value of \$310 in 2025		as compared to \$310 in 2020 is a .00% increase.		.000059 Royalty Interest Category: G1 Railroad #: 5743	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	330	0	310		
HAWKINS ISD	330	0	310		
WASTE DISPOSAL	330	0	310		

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	140	130	Lease: 300790 Type: REAL Owner #: 714131		
HAWKINS ISD	140	130	Legal: HAWKINS FLD UN TR B3-03		
WASTE DISPOSAL	140	130	MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (ARTIE ROBINSON-B)		
HB1984: The Appraised value of \$130 in 2025 as compared to \$130 in 2020 is a .00% increase.			.000040 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	140	0	130		
HAWKINS ISD	140	0	130		
WASTE DISPOSAL	140	0	130		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	120	110	Lease: 301100 Type: REAL Owner #: 714131		
CITY OF HAWKINS G	120	110	Legal: HAWKINS FLD UN TR B3-34		
HAWKINS ISD	120	110	MERIT ENERGY CORP		
WASTE DISPOSAL	120	110	AB 41 BREWER SURVEY (B A WELLS EST)		
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$110 in 2025 as compared to \$110 in 2020 is a .00% increase.			.000094 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	120	0	110		
CITY OF HAWKINS	0	110	0		
HAWKINS ISD	120	0	110		
WASTE DISPOSAL	120	0	110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	130	120	Lease: 301110 Type: REAL Owner #: 714131		
CITY OF HAWKINS G	130	120	Legal: HAWKINS FLD UN TR B3-35		
HAWKINS ISD	130	120	MERIT ENERGY CORP		
WASTE DISPOSAL	130	120	AB 41 G BREWER SURVEY (BRACKEN-B A WELLS EST)		
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$120 in 2025 as compared to \$120 in 2020 is a .00% increase.			.000093 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	130	0	120		
CITY OF HAWKINS	0	120	0		
HAWKINS ISD	130	0	120		
WASTE DISPOSAL	130	0	120		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY BIG SANDY ISD WASTE DISPOSAL	700 700 700	650 650 650	Lease: 301610 Type: REAL Owner #: 714131 Legal: HAWKINS FLD UN TR B4-07 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (LACY-WM POUNCY)  .000121 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$650 in 2025 as compared to \$650 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	700 700 700	0 0 0	650 650 650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY BIG SANDY ISD WASTE DISPOSAL	50 50 50	50 50 50	Lease: 301780 Type: REAL Owner #: 714131 Legal: HAWKINS FLD UN TR B4-24 MERIT ENERGY CORP AB 384 J MOSELEY SURVEY (KEY-WM POUNCY)  .000121 Royalty Interest Category: G1 Railroad #: 5743  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 BIG SANDY ISD WASTE DISPOSAL	50 50 50	0 0 0	50 50 50

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,470	0	1,370		
HAWKINS ISD	720	0	670		
WASTE DISPOSAL	1,470	0	1,370		
CITY OF HAWKINS	0	230	0		
BIG SANDY ISD	750	0	700		

