

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

MULLIGAN LP  
ROBERT A COOKSEY  
1202 RICHARDSON DR STE 115  
RICHARDSON TX 75080-4611



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: 715256 3276  
  
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	C	690	720	Lease: 500024 Type: REAL Owner #: 715256
QUITMAN ISD	C	690	720	Legal: STROUD UNIT #1
HOSPITAL	C	690	720	FAIR OIL LTD
WASTE DISPOSAL	C	690	720	AB 28 S BURCH SURVEY
				WELL #1 RRC# 12285
				.000316 Override Royalty
				Category: G1
				Railroad #: 12285
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$720 in 2025 as compared to \$320 in 2020 is a 125.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	348	300	420	
QUITMAN ISD	348	300	420	
HOSPITAL	348	300	420	
WASTE DISPOSAL	348	300	420	

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		1,260	740	Lease: 500294    Type: REAL    Owner #: 715256		
QUITMAN ISD		1,260	740	Legal: BAGBY-STROUD UNIT #1		
HOSPITAL		1,260	740	FAIR OIL LTD		
WASTE DISPOSAL		1,260	740	AB 402 JAMES MCFARLAND SURVEY		
				WELL #1 RRC# 14372		
				.000328 Override Royalty		
				Category: G1		
				Railroad #: 14372		
HB1984: The Appraised value of \$740 in 2025		as compared to		\$300 in 2020 is a 146.67% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	1,260	0	740			
QUITMAN ISD	1,260	0	740			
HOSPITAL	1,260	0	740			
WASTE DISPOSAL	1,260	0	740			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,608	300	1,160		
QUITMAN ISD	1,608	300	1,160		
HOSPITAL	1,608	300	1,160		
WASTE DISPOSAL	1,608	300	1,160		