

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

CRANE-COBERN FAMILY TRUST
AVERY BARBARA COBERN
2602 WASHINGTON AVE
SANTA MONICA CA 90403-2226



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: 715892 1042

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	750	1,710	Lease: 60600 Type: REAL Owner #: 715892
QUITMAN ISD	C	750	1,710	Legal: JOHNSON B L
HOSPITAL	C	750	1,710	ATLAS OPERATING
WASTE DISPOSAL	C	750	1,710	AB 484 JOSHUA ROBBINS SURVEY WELL #3 & 9
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.002153 Royalty Interest
HB1984: The Appraised value of \$1,710 in 2025 as compared to \$680 in 2020 is a 151.47% increase.				Category: G1
				Railroad #: 1441
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	750	810	900	
QUITMAN ISD	750	810	900	
HOSPITAL	750	810	900	
WASTE DISPOSAL	750	810	900	

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	470	1,050	Lease: 500255 Type: REAL Owner #: 715892
QUITMAN ISD	C	470	1,050	Legal: JOHNSON B L #1-R
HOSPITAL	C	470	1,050	ATLAS OPERATING
WASTE DISPOSAL	C	470	1,050	AB 484 JOSHUA ROBBINS SURVEY WELL #1-R RRC# 13817
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.002153 Royalty Interest
HB1984: The Appraised value of \$1,050 in 2025 as compared to \$390 in 2020 is a 169.23% increase.				Category: G1
				Railroad #: 13817
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	470	490	560	
QUITMAN ISD	470	490	560	
HOSPITAL	470	490	560	
WASTE DISPOSAL	470	490	560	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,220	1,300	1,460		
QUITMAN ISD	1,220	1,300	1,460		
HOSPITAL	1,220	1,300	1,460		
WASTE DISPOSAL	1,220	1,300	1,460		