

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

HINDMAN DEBORAH JEAN COBB
29302 SUMPTER DR
FAIR OAKS RANCH TX 78015-4307



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: 718158 2073 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		960	870	Lease: 500326 Type: REAL Owner #: 718158	
QUITMAN ISD		960	870	Legal: GRAHAM DAN #3	
HOSPITAL		960	870	WYNN-CROSBY OPER	
WASTE DISPOSAL		960	870	AB 18 D ADAMS SURVEY	
				.013889 Royalty Interest	
				Category: G1	
				Railroad #: 14669	
HB1984: The Appraised value of \$870 in 2025 as compared to \$1,590 in 2020 is a 45.28% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		960	0	870	
QUITMAN ISD		960	0	870	
HOSPITAL		960	0	870	
WASTE DISPOSAL		960	0	870	

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		50	40	Lease: 500430 Type: REAL Owner #: 718158		
QUITMAN ISD		50	40	Legal: FOREST HILL SUB-CLKVLE SD UNIT		
HOSPITAL		50	40	P O & G OPERATING		
WASTE DISPOSAL		50	40	AB-128 J C CLARK SURVEY ETAL		
				.000025 Royalty Interest		
				Category: G1		
				Railroad #: 4065		
HB1984: The Appraised value of \$40 in 2025 as compared to \$20 in 2020 is a 100.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		50	0	40		
QUITMAN ISD		50	0	40		
HOSPITAL		50	0	40		
WASTE DISPOSAL		50	0	40		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,010	0	910		
QUITMAN ISD	1,010	0	910		
HOSPITAL	1,010	0	910		
WASTE DISPOSAL	1,010	0	910		