

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

HIXSON LUMBER COMPANY LLC
% ELITE APPEALS LLC
16733 COUNTY ROAD 221
FORNEY TX 75126



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: 719371 2085

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		990	780	SEQ: 9900100 Type: PERSONAL Owner #: 719371	
CITY OF MINEOLA		990	780	Legal: INDUS.- FURNITURE & FIXTURES	
MINEOLA ISD		990	780		
WASTE DISPOSAL		990	780		
				Agent: 537	
				Category: L2J INDUS.- FURNITURE & FIXTURES	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		990	0	780	
CITY OF MINEOLA		990	0	780	
MINEOLA ISD		990	0	780	
WASTE DISPOSAL		990	0	780	

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		78,520	61,540	SEQ: 9900104 Type: PERSONAL Owner #: 719371	
CITY OF MINEOLA		78,520	61,540	Legal: INDUS.- VEHICLES, 1 TON & OVER	
MINEOLA ISD		78,520	61,540		
WASTE DISPOSAL		78,520	61,540		
				Agent: 537	
				Category: L2A INDUS.- VEHICLES, 1 TON & OVER	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		78,520	0	61,540	
CITY OF MINEOLA		78,520	0	61,540	
MINEOLA ISD		78,520	0	61,540	
WASTE DISPOSAL		78,520	0	61,540	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		439,320	1,053,360	SEQ: 9900160 Type: PERSONAL Owner #: 719371	
CITY OF MINEOLA		439,320	1,053,360	Legal: INDUS.- INVENTORY	
MINEOLA ISD		439,320	1,053,360		
WASTE DISPOSAL		439,320	1,053,360		
				Agent: 537	
				Category: L2C INDUS.- INVENTORY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		439,320	0	1,053,360	
CITY OF MINEOLA		439,320	0	1,053,360	
MINEOLA ISD		439,320	0	1,053,360	
WASTE DISPOSAL		439,320	0	1,053,360	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		108,880	108,880	SEQ: 9900520 Type: PERSONAL Owner #: 719371	
CITY OF MINEOLA		108,880	108,880	Legal: INDUS.- MACHINERY & EQUIPMENT	
MINEOLA ISD		108,880	108,880		
WASTE DISPOSAL		108,880	108,880		
				Agent: 537	
				Category: L2G INDUS.- MACHINERY & EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		108,880	0	108,880	
CITY OF MINEOLA		108,880	0	108,880	
MINEOLA ISD		108,880	0	108,880	
WASTE DISPOSAL		108,880	0	108,880	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	627,710	0	1,224,560		
CITY OF MINEOLA	627,710	0	1,224,560		
MINEOLA ISD	627,710	0	1,224,560		
WASTE DISPOSAL	627,710	0	1,224,560		