

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

CRANK JAMES KEVIN
5006 HERITAGE CIR
SACHSE TX 75048



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: 720784 1044

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		20,520	19,100	Lease: 301610 Type: REAL Owner #: 720784		
BIG SANDY ISD		20,520	19,100	Legal: HAWKINS FLD UN TR B4-07		
WASTE DISPOSAL		20,520	19,100	MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (LACY-WM POUNCY)		
No 2020 Hist				.003546 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		20,520	0	19,100		
BIG SANDY ISD		20,520	0	19,100		
WASTE DISPOSAL		20,520	0	19,100		
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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		1,590	1,480	Lease: 301780	Type: REAL	Owner #: 720784
BIG SANDY ISD		1,590	1,480	Legal: HAWKINS FLD UN TR B4-24		
WASTE DISPOSAL		1,590	1,480	MERIT ENERGY CORP		
				AB 384 J MOSELEY SURVEY		
				(KEY-WM POUNCY)		
				.003546 Royalty Interest		
				Category: G1		
				Railroad #: 5743		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,590	0	1,480		
BIG SANDY ISD		1,590	0	1,480		
WASTE DISPOSAL		1,590	0	1,480		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	22,110	0	20,580		
BIG SANDY ISD	22,110	0	20,580		
WASTE DISPOSAL	22,110	0	20,580		