

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

COBB MARGARET FRANCES
416 NW 6TH ST
MINERAL WELLS TX 76067-4241



APPRAISAL YEAR 2023

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/27/2023 AT: 9:00 AM
APPRAISAL DISTRICT OFFICE
210 CLARK STREET
QUITMAN, TEXAS 75783
903-657-2555 EXT 12 MINERALS
EXT 25 OWNERSHIP
EXT. 27 BPP, EXT 11 UTILITIES
Protest Deadline: 6-09-2023
ARB Hearing: 6-27-2023
Owner: 46500 974

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 2023	PROPERTY DESCRIPTION
COUNTY	980	990	Lease: 301230 Type: REAL Owner #: 46500
HAWKINS ISD	980	990	Legal: HAWKINS FLD UN TR B3-47
WASTE DISPOSAL	980	990	XTO ENERGY AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST)
HB1984: The Appraised value of \$990 in 2023 as compared to \$790 in 2018 is a 25.32% increase.			.026389 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	980	0	990
HAWKINS ISD	980	0	990
WASTE DISPOSAL	980	0	990

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.
Sincerely,

TRACY NICHOLS
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	980 980 980	990 990 990	Lease: 301230 Type: REAL Owner #: 46500 Legal: HAWKINS FLD UN TR B3-47 XTO ENERGY AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST) .026389 Override Royalty Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$990 in 2023 as compared to \$790 in 2018 is a 25.32% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	980 980 980	0 0 0	990 990 990

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	14,870 5,960 14,870 14,870	15,010 6,020 15,010 15,010	Lease: 301940 Type: REAL Owner #: 46500 Legal: HAWKINS FLD UN TR B4-41 XTO ENERGY AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR #1) .013888 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$15,010 in 2023 as compared to \$11,970 in 2018 is a 25.40% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	14,870 5,960 14,870 14,870	0 0 0 0	15,010 6,020 15,010 15,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	3,930 2,320 3,930 3,930	3,970 2,340 3,970 3,970	Lease: 301960 Type: REAL Owner #: 46500 Legal: HAWKINS FLD UN TR B4-43 XTO ENERGY AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS) .006667 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$3,970 in 2023 as compared to \$3,170 in 2018 is a 25.24% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	3,930 2,320 3,930 3,930	0 0 0 0	3,970 2,340 3,970 3,970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,440	3,470	Lease: 301960 Type: REAL Owner #: 46500
CITY OF HAWKINS	2,030	2,050	Legal: HAWKINS FLD UN TR B4-43
HAWKINS ISD	3,440	3,470	XTO ENERGY
WASTE DISPOSAL	3,440	3,470	AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS)
HB1984: The Appraised value of \$3,470 in 2023 as compared to \$2,770 in 2018 is a 25.27% increase.			.005834 Override Royalty Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,440	0	3,470
CITY OF HAWKINS	2,030	0	2,050
HAWKINS ISD	3,440	0	3,470
WASTE DISPOSAL	3,440	0	3,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,530	4,570	Lease: 302030 Type: REAL Owner #: 46500
CITY OF HAWKINS	1,900	1,920	Legal: HAWKINS FLD UN TR B4-50
HAWKINS ISD	4,530	4,570	XTO ENERGY
WASTE DISPOSAL	4,530	4,570	AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR-2)
HB1984: The Appraised value of \$4,570 in 2023 as compared to \$3,640 in 2018 is a 25.55% increase.			.005263 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,530	0	4,570
CITY OF HAWKINS	1,900	0	1,920
HAWKINS ISD	4,530	0	4,570
WASTE DISPOSAL	4,530	0	4,570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	220	220	Lease: 302040 Type: REAL Owner #: 46500
HAWKINS ISD	220	220	Legal: HAWKINS FLD UN TR B4-51
WASTE DISPOSAL	220	220	XTO ENERGY AB 400 ETAL MCKNIGHT ETAL SUR (TEXACO-GREER-COBB)
HB1984: The Appraised value of \$220 in 2023 as compared to \$180 in 2018 is a 22.22% increase.			.002778 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	220	0	220
HAWKINS ISD	220	0	220
WASTE DISPOSAL	220	0	220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	7,700	7,770	Lease: 302610 Type: REAL Owner #: 46500		
CITY OF HAWKINS	7,700	7,770	Legal: HAWKINS FLD UN TR B7-02		
HAWKINS ISD	7,700	7,770	XTO ENERGY		
WASTE DISPOSAL	7,700	7,770	AB 41 BREWER SURVEY (COBB HEIRS-B)		
.026389 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$7,770 in 2023 as compared to \$6,200 in 2018 is a 25.32% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	7,700	0	7,770		
CITY OF HAWKINS	7,700	0	7,770		
HAWKINS ISD	7,700	0	7,770		
WASTE DISPOSAL	7,700	0	7,770		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	3,370	3,400	Lease: 302610 Type: REAL Owner #: 46500		
CITY OF HAWKINS	3,370	3,400	Legal: HAWKINS FLD UN TR B7-02		
HAWKINS ISD	3,370	3,400	XTO ENERGY		
WASTE DISPOSAL	3,370	3,400	AB 41 BREWER SURVEY (COBB HEIRS-B)		
.011545 Override Royalty Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$3,400 in 2023 as compared to \$2,710 in 2018 is a 25.46% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	3,370	0	3,400		
CITY OF HAWKINS	3,370	0	3,400		
HAWKINS ISD	3,370	0	3,400		
WASTE DISPOSAL	3,370	0	3,400		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	1,850	1,860	Lease: 303020 Type: REAL Owner #: 46500		
CITY OF HAWKINS	1,850	1,860	Legal: HAWKINS FLD UN TR B8-10		
HAWKINS ISD	1,850	1,860	XTO ENERGY		
WASTE DISPOSAL	1,850	1,860	AB 41 BREWER SURVEY (COBB HEIRS-E)		
.006597 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$1,860 in 2023 as compared to \$1,490 in 2018 is a 24.83% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,850	0	1,860		
CITY OF HAWKINS	1,850	0	1,860		
HAWKINS ISD	1,850	0	1,860		
WASTE DISPOSAL	1,850	0	1,860		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	7,990	8,070	Lease: 303030 Type: REAL Owner #: 46500
CITY OF HAWKINS	7,990	8,070	Legal: HAWKINS FLD UN TR B8-11
HAWKINS ISD	7,990	8,070	XTO ENERGY
WASTE DISPOSAL	7,990	8,070	AB 41 BREWER SURVEY (J H COBB HEIRS)
HB1984: The Appraised value of \$8,070 in 2023 as compared to \$6,430 in 2018 is a 25.51% increase.			.026389 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	7,990	0	8,070
CITY OF HAWKINS	7,990	0	8,070
HAWKINS ISD	7,990	0	8,070
WASTE DISPOSAL	7,990	0	8,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		170	Lease: 500315 Type: REAL Owner #: 46500
WINNSBORO ISD G		170	Legal: BREWER #1
WASTE DISPOSAL		170	NITRO O & G LLC AB 249 J W GRIFFIN SURVEY WELL #1 RRC# 14609
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist			.007518 Royalty Interest Category: G1 Railroad #: 14609
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	170
WINNSBORO ISD	0	170	0
WASTE DISPOSAL	0	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,690	770	Lease: 500436 Type: REAL Owner #: 46500
HAWKINS ISD	1,690	770	Legal: HAWKINS W RODESSA OU #1 TR E
WASTE DISPOSAL	1,690	770	XTO ENERGY AB 604 E WIDEMAN SURVEY ETAL WELL #1 RRC #5444
HB1984: The Appraised value of \$770 in 2023 as compared to \$2,630 in 2018 is a 70.72% decrease.			.026389 Royalty Interest Category: G1 Railroad #: 5444
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,690	0	770
HAWKINS ISD	1,690	0	770
WASTE DISPOSAL	1,690	0	770

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		1,690	770	Lease: 500436	Type: REAL Owner #: 46500
HAWKINS ISD		1,690	770	Legal: HAWKINS W RODESSA OU #1 TR E	
WASTE DISPOSAL		1,690	770	XTO ENERGY	
				AB 604 E WIDEMAN SURVEY ETAL	
				WELL #1	RRC #5444
HB1984: The Appraised value of \$770 in 2023			as compared to	.026389 Override Royalty	
				Category: G1	
				Railroad #: 5444	
				\$2,630 in 2018 is a 70.72% decrease.	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,690	0	770		
HAWKINS ISD	1,690	0	770		
WASTE DISPOSAL	1,690	0	770		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	53,240	0	52,030		
HAWKINS ISD	53,240	0	51,860		
WASTE DISPOSAL	53,240	0	52,030		
CITY OF HAWKINS	33,120	0	33,430		
WINNSBORO ISD	0	170	0		