

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

MANOOGIAN SANDRA F DUBELL TR
% PDS TAX SERVICES INC
777 TAYLOR STREET PH P1A
FORT WORTH TX 76102-4944



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: 61330 2984

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	30	40	Lease: 22670 Type: REAL Owner #: 61330
QUITMAN ISD	30	40	Legal: COKE SC UNIT TR 07
HOSPITAL	30	40	GTG OPERATING LLC
WASTE DISPOSAL	30	40	AB 657 M Y'BARBO SURVEY (C B KENNEMER 'C') .0196331 Agent: 773
HB1984: The Appraised value of \$40 in 2023 as compared to \$10 in 2018 is a 300.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	30	0	40
QUITMAN ISD	30	0	40
HOSPITAL	30	0	40
WASTE DISPOSAL	30	0	40

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](https://www.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	120	150	Lease: 22750 Type: REAL Owner #: 61330
QUITMAN ISD	120	150	Legal: COKE SC UNIT TR 15
HOSPITAL	120	150	GTG OPERATING LLC
WASTE DISPOSAL	120	150	AB 347 J KNIGHT SURVEY (C B KENNEMER 'B') .0822195
HB1984: The Appraised value of \$150 in 2023 as compared to \$60 in 2018 is a 150.00% increase.			Agent: 773 .002058 Royalty Interest Category: G1 Railroad #: 5678
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	120	0	150
QUITMAN ISD	120	0	150
HOSPITAL	120	0	150
WASTE DISPOSAL	120	0	150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	40	60	Lease: 22755 Type: REAL Owner #: 61330
QUITMAN ISD	40	60	Legal: COKE SC UNIT TR 15A
HOSPITAL	40	60	GTG OPERATING LLC
WASTE DISPOSAL	40	60	AB 347 J KNIGHT SURVEY (C B KENNEMER 'A') .0292654
HB1984: The Appraised value of \$60 in 2023 as compared to \$20 in 2018 is a 200.00% increase.			Agent: 773 .002058 Royalty Interest Category: G1 Railroad #: 5678
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	60
QUITMAN ISD	40	0	60
HOSPITAL	40	0	60
WASTE DISPOSAL	40	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	100	40	Lease: 50400 Type: REAL Owner #: 61330
HAWKINS ISD	100	40	Legal: HAWKINS G/U 3-1
WASTE DISPOSAL	100	40	XTO ENERGY INC AB 291 ETAL HAMPTON ETAL SURS WELL #1 RRC# 32013
HB1984: The Appraised value of \$40 in 2023 as compared to \$70 in 2018 is a 42.86% decrease.			Agent: 773 .000287 Royalty Interest Category: G1 Railroad #: 32013
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	100	0	40
HAWKINS ISD	100	0	40
WASTE DISPOSAL	100	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	520	790	Lease: 149300 Type: REAL Owner #: 61330
QUITMAN ISD	520	790	Legal: TAYLOR E J #2
HOSPITAL	520	790	SOUTHWEST OPERATING
WASTE DISPOSAL	520	790	AB 10 H ANDERSON SURVEY
			WELL #2 RRC# 10842
			Agent: 773
			.000796 Royalty Interest
			Category: G1
			Railroad #: 10842
HB1984: The Appraised value of \$790 in 2023 as compared to \$300 in 2018 is a 163.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	520	0	790
QUITMAN ISD	520	0	790
HOSPITAL	520	0	790
WASTE DISPOSAL	520	0	790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	300	360	Lease: 149600 Type: REAL Owner #: 61330
QUITMAN ISD	300	360	Legal: TAYLOR ERNEST
HOSPITAL	300	360	SOUTHWEST OPERATING
WASTE DISPOSAL	300	360	AB 10 H ANDERSON SURVEY
			WELL #1 RRC# 5091
			Agent: 773
			.000595 Royalty Interest
			Category: G1
			Railroad #: 5091
HB1984: The Appraised value of \$360 in 2023 as compared to \$340 in 2018 is a 5.88% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	300	0	360
QUITMAN ISD	300	0	360
HOSPITAL	300	0	360
WASTE DISPOSAL	300	0	360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	400	290	Lease: 150000 Type: REAL Owner #: 61330
QUITMAN ISD	400	290	Legal: TAYLOR P -B-
HOSPITAL	400	290	ATLANTIS OIL
WASTE DISPOSAL	400	290	AB 10 H ANDERSON SURVEY
			RRC# 1345
			Agent: 773
			.000594 Royalty Interest
			Category: G1
			Railroad #: 1345
HB1984: The Appraised value of \$290 in 2023 as compared to \$150 in 2018 is a 93.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	400	0	290
QUITMAN ISD	400	0	290
HOSPITAL	400	0	290
WASTE DISPOSAL	400	0	290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	390	450	Lease: 150300 Type: REAL Owner #: 61330
QUITMAN ISD	390	450	Legal: TAYLOR PINKIE #3
HOSPITAL	390	450	JOHN G LINDER JR
WASTE DISPOSAL	390	450	AB 10 H ANDERSON SURVEY
			WELL #3 RRC# 12093
			Agent: 773
			.000595 Royalty Interest
			Category: G1
			Railroad #: 12093
HB1984: The Appraised value of \$450 in 2023 as compared to \$370 in 2018 is a 21.62% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	390	0	450
QUITMAN ISD	390	0	450
HOSPITAL	390	0	450
WASTE DISPOSAL	390	0	450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	420	500	Lease: 150400 Type: REAL Owner #: 61330
QUITMAN ISD	420	500	Legal: TAYLOR PINKIE #1-3
HOSPITAL	420	500	ATLANTIS OIL
WASTE DISPOSAL	420	500	AB 10 H ANDERSON SURVEY
			RRC# 1350 WELLS #1-3
			Agent: 773
			.000595 Royalty Interest
			Category: G1
			Railroad #: 1350
HB1984: The Appraised value of \$500 in 2023 as compared to \$190 in 2018 is a 163.16% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	420	0	500
QUITMAN ISD	420	0	500
HOSPITAL	420	0	500
WASTE DISPOSAL	420	0	500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	11,330	11,440	Lease: 300530 Type: REAL Owner #: 61330
HAWKINS ISD	11,330	11,440	Legal: HAWKINS FLD UN TR B2-24
WASTE DISPOSAL	11,330	11,440	XTO ENERGY
			AB 300 W HERRINGTON SURVEY
			(T C SNOW)
			Agent: 773
			.001215 Royalty Interest
			Category: G1
			Railroad #: 5743
HB1984: The Appraised value of \$11,440 in 2023 as compared to \$9,120 in 2018 is a 25.44% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	11,330	0	11,440
HAWKINS ISD	11,330	0	11,440
WASTE DISPOSAL	11,330	0	11,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	700	710	Lease: 300610 Type: REAL Owner #: 61330
HAWKINS ISD	700	710	Legal: HAWKINS FLD UN TR B2-32
WASTE DISPOSAL	700	710	XTO ENERGY
			AB 48 B N HAMPTON SURVEY
			(M A KAY EST-C)
			Agent: 773
			.000158 Royalty Interest
			Category: G1
			Railroad #: 5743
HB1984: The Appraised value of \$710 in 2023 as compared to \$570 in 2018 is a 24.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	700	0	710
HAWKINS ISD	700	0	710
WASTE DISPOSAL	700	0	710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	18,490 18,490 18,490	18,670 18,670 18,670	Lease: 300660 Type: REAL Owner #: 61330 Legal: HAWKINS FLD UN TR B2-37 XTO ENERGY AB 384 J P MOSELEY SURVEY (G W ATKINS EST) .000630 Royalty Interest Category: G1 Railroad #: 5743 Agent: 773
HB1984: The Appraised value of \$18,670 in 2023 as compared to \$14,890 in 2018 is a 25.39% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	18,490 18,490 18,490	0 0 0	18,670 18,670 18,670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	20 20 20 20	50 50 50 50	Lease: 500300 Type: REAL Owner #: 61330 Legal: TIPPERARY (1) GTG OPERATING AB 456 S G PURSE SURVEY WELL 1 RRC 14373 .000138 Royalty Interest Category: G1 Railroad #: 14373 Agent: 773
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	20 20 20 20	0 0 0 0	50 50 50 50

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	32,860	0	33,550		
QUITMAN ISD	2,240	0	2,690		
HOSPITAL	2,240	0	2,690		
WASTE DISPOSAL	32,860	0	33,550		
HAWKINS ISD	30,620	0	30,860		

