

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

PEACOCK CHRISTOPHER ROY TR  
LINDA PEACOCK RHODES-SUCC TTEE  
2781 COUNTY ROAD 2724  
MINEOLA TX 75773-4951



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: 708038 3703  
  
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		10	10	Lease: 5600	Type: REAL	Owner #: 708038
QUITMAN ISD	G	10	10	Legal: BAILEY W F		
HOSPITAL	G	10	10	ATLANTIS OIL		
WASTE DISPOSAL		10	10	AB 27 SAMUEL BURCH SURVEY		
				RRC# 869		
				.000007 Royalty Interest		
				Category: G1		
				Railroad #: 869		
Exemptions : G=LESS THAN \$500 MIN INT						
No 2018 Hist						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	10	0	10			
QUITMAN ISD	0	10	0			
HOSPITAL	0	10	0			
WASTE DISPOSAL	10	0	10			

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		360	220	Lease: 50800	Type: REAL	Owner #: 708038
HAWKINS ISD	G	360	220	Legal: HAWKINS G/U 5-1		
WASTE DISPOSAL		360	220	XTO ENERGY		
				AB 645 ETL WATSON-MOSELEY SURS		
				WELL #1 RRC# 33093		
				.000080 Royalty Interest		
				Category: G1		
				Railroad #: 33093		
Exemptions : G=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$220 in 2023 as compared to \$200 in 2018 is a 10.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		360	0	220		
HAWKINS ISD		0	220	0		
WASTE DISPOSAL		360	0	220		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		10	40	Lease: 55800	Type: REAL	Owner #: 708038
QUITMAN ISD	G	10	40	Legal: HOWLE C P ETAL UNIT		
HOSPITAL	G	10	40	SOUTHWEST OPER INC		
WASTE DISPOSAL		10	40	AB 27 BURCH SURVEY		
				RRC# 861		
				.000044 Royalty Interest		
				Category: G1		
				Railroad #: 861		
Exemptions : G=LESS THAN \$500 MIN INT						
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		10	0	40		
QUITMAN ISD		0	40	0		
HOSPITAL		0	40	0		
WASTE DISPOSAL		10	0	40		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		20	20	Lease: 300950	Type: REAL	Owner #: 708038
HAWKINS ISD	G	20	20	Legal: HAWKINS FLD UN TR B3-19		
WASTE DISPOSAL		20	20	XTO ENERGY		
				AB 645 H E WATSON SURVEY		
				(J H KIRKPATRICK-B W/2)		
				.000080 Royalty Interest		
				Category: G1		
				Railroad #: 5743		
Exemptions : G=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$20 in 2023 as compared to \$10 in 2018 is a 100.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		20	0	20		
HAWKINS ISD		0	20	0		
WASTE DISPOSAL		20	0	20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	90 90 90	90 90 90	Lease: 301700 Type: REAL Owner #: 708038 Legal: HAWKINS FLD UN TR B4-16 XTO ENERGY AB 645 H E WATSON SURVEY (J H KIRKPATRICK-B W/2)  .000260 Royalty Interest Category: G1 Railroad #: 5743  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$90 in 2023 as compared to \$80 in 2018 is a 12.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	90 0 90	0 90 0	90 0 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	100 10 100 100	100 10 100 100	Lease: 301720 Type: REAL Owner #: 708038 Legal: HAWKINS FLD UN TR B4-18 XTO ENERGY AB 645 ETAL WATSON ETAL SURVEY (J T GREEN-B)  .000018 Royalty Interest Category: G1 Railroad #: 5743  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$100 in 2023 as compared to \$80 in 2018 is a 25.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	100 0 0 100	0 10 100 0	100 0 0 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD MINEOLA ISD HOSPITAL WASTE DISPOSAL	320 80 240 80 320	300 80 230 80 300	Lease: 500088 Type: REAL Owner #: 708038 Legal: NEUHOFF (BUDA-WOODBINE) UNIT BLACKWELL EXP & DEV AB 575 WESELY TOLLETT SURVEY RRC# 12179  .000015 Royalty Interest Category: G1 Railroad #: 12179  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$300 in 2023 as compared to \$190 in 2018 is a 57.89% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY QUITMAN ISD MINEOLA ISD HOSPITAL WASTE DISPOSAL	320 0 0 0 320	0 80 230 80 0	300 0 0 0 300

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	910	0	780		
QUITMAN ISD	0	130	0		
HOSPITAL	0	130	0		
WASTE DISPOSAL	910	0	780		
HAWKINS ISD	0	430	0		
CITY OF HAWKINS	0	10	0		
MINEOLA ISD	0	230	0		

