

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 JAMES H ESTATE  
NANCY C COBB-TRUSTEE  
824 W AVENUE D  
SAN ANGELO TX 76903-6748



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: 711612 972  
  
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	280	290	Lease: 301230 Type: REAL Owner #: 711612																
HAWKINS ISD	280	290	Legal: HAWKINS FLD UN TR B3-47																
WASTE DISPOSAL	280	290	XTO ENERGY AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST)																
HB1984: The Appraised value of \$290 in 2023 as compared to \$230 in 2018 is a 26.09% increase.																			
<table> <tr> <th>Taxing Units</th><th>Last Year's Taxable</th><th>Proposed Exemptions</th><th>Proposed Taxable (Less Exemptions)</th></tr> <tr> <td>COUNTY</td><td>280</td><td>0</td><td>290</td></tr> <tr> <td>HAWKINS ISD</td><td>280</td><td>0</td><td>290</td></tr> <tr> <td>WASTE DISPOSAL</td><td>280</td><td>0</td><td>290</td></tr> </table>	Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	COUNTY	280	0	290	HAWKINS ISD	280	0	290	WASTE DISPOSAL	280	0	290			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)																
COUNTY	280	0	290																
HAWKINS ISD	280	0	290																
WASTE DISPOSAL	280	0	290																

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 HAWKINS ISD WASTE DISPOSAL	280 280 280	290 290 290	Lease: 301230 Type: REAL Owner #: 711612 Legal: HAWKINS FLD UN TR B3-47 XTO ENERGY AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST)  .007639 Override Royalty Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$290 in 2023 as compared to \$230 in 2018 is a 26.09% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	280 280 280	0 0 0	290 290 290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	4,830 1,940 4,830 4,830	4,880 1,960 4,880 4,880	Lease: 301940 Type: REAL Owner #: 711612 Legal: HAWKINS FLD UN TR B4-41 XTO ENERGY AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR #1)  .004514 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$4,880 in 2023 as compared to \$3,890 in 2018 is a 25.45% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	4,830 1,940 4,830 4,830	0 0 0 0	4,880 1,960 4,880 4,880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	1,170 690 1,170 1,170	1,180 690 1,180 1,180	Lease: 301960 Type: REAL Owner #: 711612 Legal: HAWKINS FLD UN TR B4-43 XTO ENERGY AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS)  .001978 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$1,180 in 2023 as compared to \$940 in 2018 is a 25.53% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	1,170 690 1,170 1,170	0 0 0 0	1,180 690 1,180 1,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	1,020	1,030	Lease: 301960 Type: REAL Owner #: 711612		
CITY OF HAWKINS	600	610	Legal: HAWKINS FLD UN TR B4-43		
HAWKINS ISD	1,020	1,030	XTO ENERGY		
WASTE DISPOSAL	1,020	1,030	AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS)		
			.001732 Override Royalty		
			Category: G1		
			Railroad #: 5743		
HB1984: The Appraised value of \$1,030 in 2023 as compared to \$820 in 2018 is a 25.61% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,020	0	1,030		
CITY OF HAWKINS	600	0	610		
HAWKINS ISD	1,020	0	1,030		
WASTE DISPOSAL	1,020	0	1,030		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	1,470	1,490	Lease: 302030 Type: REAL Owner #: 711612		
CITY OF HAWKINS	620	620	Legal: HAWKINS FLD UN TR B4-50		
HAWKINS ISD	1,470	1,490	XTO ENERGY		
WASTE DISPOSAL	1,470	1,490	AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR-2)		
			.001710 Royalty Interest		
			Category: G1		
			Railroad #: 5743		
HB1984: The Appraised value of \$1,490 in 2023 as compared to \$1,180 in 2018 is a 26.27% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,470	0	1,490		
CITY OF HAWKINS	620	0	620		
HAWKINS ISD	1,470	0	1,490		
WASTE DISPOSAL	1,470	0	1,490		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	70	70	Lease: 302040 Type: REAL Owner #: 711612		
HAWKINS ISD	70	70	Legal: HAWKINS FLD UN TR B4-51		
WASTE DISPOSAL	70	70	XTO ENERGY		
			AB 400 ETAL MCKNIGHT ETAL SUR (TEXACO-GREER-COBB)		
			.000903 Royalty Interest		
			Category: G1		
			Railroad #: 5743		
HB1984: The Appraised value of \$70 in 2023 as compared to \$60 in 2018 is a 16.67% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	70	0	70		
HAWKINS ISD	70	0	70		
WASTE DISPOSAL	70	0	70		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	2,230	2,250	Lease: 302610 Type: REAL Owner #: 711612		
CITY OF HAWKINS	2,230	2,250	Legal: HAWKINS FLD UN TR B7-02		
HAWKINS ISD	2,230	2,250	XTO ENERGY		
WASTE DISPOSAL	2,230	2,250	AB 41 BREWER SURVEY (COBB HEIRS-B)		
.007639 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$2,250 in 2023 as compared to \$1,790 in 2018 is a 25.70% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	2,230	0	2,250		
CITY OF HAWKINS	2,230	0	2,250		
HAWKINS ISD	2,230	0	2,250		
WASTE DISPOSAL	2,230	0	2,250		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	980	980	Lease: 302610 Type: REAL Owner #: 711612		
CITY OF HAWKINS	980	980	Legal: HAWKINS FLD UN TR B7-02		
HAWKINS ISD	980	980	XTO ENERGY		
WASTE DISPOSAL	980	980	AB 41 BREWER SURVEY (COBB HEIRS-B)		
.003342 Override Royalty Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$980 in 2023 as compared to \$790 in 2018 is a 24.05% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	980	0	980		
CITY OF HAWKINS	980	0	980		
HAWKINS ISD	980	0	980		
WASTE DISPOSAL	980	0	980		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	530	540	Lease: 303020 Type: REAL Owner #: 711612		
CITY OF HAWKINS	530	540	Legal: HAWKINS FLD UN TR B8-10		
HAWKINS ISD	530	540	XTO ENERGY		
WASTE DISPOSAL	530	540	AB 41 BREWER SURVEY (COBB HEIRS-E)		
.001910 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$540 in 2023 as compared to \$430 in 2018 is a 25.58% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	530	0	540		
CITY OF HAWKINS	530	0	540		
HAWKINS ISD	530	0	540		
WASTE DISPOSAL	530	0	540		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,310	2,340	Lease: 303030 Type: REAL Owner #: 711612
CITY OF HAWKINS	2,310	2,340	Legal: HAWKINS FLD UN TR B8-11
HAWKINS ISD	2,310	2,340	XTO ENERGY
WASTE DISPOSAL	2,310	2,340	AB 41 BREWER SURVEY (J H COBB HEIRS)
HB1984: The Appraised value of \$2,340 in 2023 as compared to \$1,860 in 2018 is a 25.81% increase.			.007639 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,310	0	2,340
CITY OF HAWKINS	2,310	0	2,340
HAWKINS ISD	2,310	0	2,340
WASTE DISPOSAL	2,310	0	2,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	490	220	Lease: 500436 Type: REAL Owner #: 711612
HAWKINS ISD	490	220	Legal: HAWKINS W RODESSA OU #1 TR E
WASTE DISPOSAL	490	220	XTO ENERGY AB 604 E WIDEMAN SURVEY ETAL WELL #1 RRC #5444
HB1984: The Appraised value of \$220 in 2023 as compared to \$760 in 2018 is a 71.05% decrease.			.007639 Royalty Interest Category: G1 Railroad #: 5444
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	490	0	220
HAWKINS ISD	490	0	220
WASTE DISPOSAL	490	0	220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	490	220	Lease: 500436 Type: REAL Owner #: 711612
HAWKINS ISD	490	220	Legal: HAWKINS W RODESSA OU #1 TR E
WASTE DISPOSAL	490	220	XTO ENERGY AB 604 E WIDEMAN SURVEY ETAL WELL #1 RRC #5444
HB1984: The Appraised value of \$220 in 2023 as compared to \$760 in 2018 is a 71.05% decrease.			.007639 Override Royalty Category: G1 Railroad #: 5444
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	490	0	220
HAWKINS ISD	490	0	220
WASTE DISPOSAL	490	0	220

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	16,150	0	15,780		
HAWKINS ISD	16,150	0	15,780		
WASTE DISPOSAL	16,150	0	15,780		
CITY OF HAWKINS	9,900	0	9,990		

