

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

KFS INVESTMENTS LTD AGENCY
% 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: 712593 2637

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	80	60	Lease: 140600 Type: REAL Owner #: 712593
QUITMAN ISD	80	60	Legal: SHEPPARD-WHATLEY UNIT
HOSPITAL	80	60	SOUTHWEST OPER INC
WASTE DISPOSAL	80	60	AB 458 J POLK SURVEY WELLS #1-2 RRC# 874
HB1984: The Appraised value of \$60 in 2023 as compared to \$90 in 2018 is a 33.33% decrease.			.000495 Royalty Interest Category: G1 Railroad #: 874 Agent: 773
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	60
QUITMAN ISD	80	0	60
HOSPITAL	80	0	60
WASTE DISPOSAL	80	0	60

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		1,300	1,000	Lease: 500084	Type: REAL Owner #: 712593
HAWKINS ISD		900	690	Legal: P M 2ND SUBCLARKSVILLE UNIT	
WINNSBORO ISD	G	400	310	BUCCANEER OPER LLC	
WASTE DISPOSAL		1,300	1,000	AB 16 ARMSTRONG SUR ETAL	
ESD #1		1,300	1,000	AB 409 J MORRISON SUR ETAL	Agent: 773
Exemptions :		G=LESS THAN \$500 MIN INT		.000282 Royalty Interest	
HB1984: The Appraised value of \$1,000 in 2023 as compared to \$790 in 2018 is a 26.58% increase.				Category: G1	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		1,300	0	1,000	
HAWKINS ISD		900	0	690	
WINNSBORO ISD		0	310	0	
WASTE DISPOSAL		1,300	0	1,000	
ESD #1		1,300	0	1,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		100	70	Lease: 500084	Type: REAL Owner #: 712593
HAWKINS ISD		70	50	Legal: P M 2ND SUBCLARKSVILLE UNIT	
WINNSBORO ISD	G	30	20	BUCCANEER OPER LLC	
WASTE DISPOSAL		100	70	AB 16 ARMSTRONG SUR ETAL	
ESD #1		100	70	AB 409 J MORRISON SUR ETAL	Agent: 773
Exemptions :		G=LESS THAN \$500 MIN INT		.000021 Override Royalty	
HB1984: The Appraised value of \$70 in 2023 as compared to \$60 in 2018 is a 16.67% increase.				Category: G1	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		100	0	70	
HAWKINS ISD		70	0	50	
WINNSBORO ISD		0	20	0	
WASTE DISPOSAL		100	0	70	
ESD #1		100	0	70	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		440	390	Lease: 500241	Type: REAL Owner #: 712593
QUITMAN ISD		440	390	Legal: SHEPPARD -C- #1	
HOSPITAL		440	390	FAIR OIL LTD	
WASTE DISPOSAL		440	390	AB 458 JOHN POLK SURVEY	
				WELL #1 RRC# 186585	Agent: 773
				.002967 Royalty Interest	
HB1984: The Appraised value of \$390 in 2023 as compared to \$640 in 2018 is a 39.06% decrease.				Category: G1	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		440	0	390	
QUITMAN ISD		440	0	390	
HOSPITAL		440	0	390	
WASTE DISPOSAL		440	0	390	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	20 20 20 20	20 20 20 20	Lease: 500282 Type: REAL Owner #: 712593 Legal: MCWHIRTER FAIR OIL LTD AB 1 WILLIAM BARNHILL SURVEY WELL #1 RRC# 197111 .000463 Royalty Interest Category: G1 Railroad #: 197111 Agent: 773 HB1984: The Appraised value of \$20 in 2023 as compared to \$50 in 2018 is a 60.00% decrease.
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	20 20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	70 70 70	70 70 70	Lease: 500378 Type: REAL Owner #: 712593 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 Agent: 773 .000029 Royalty Interest Category: G1 Railroad #: 4887 HB1984: The Appraised value of \$70 in 2023 as compared to \$40 in 2018 is a 75.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	70 70 70	0 0 0	70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	50 50 50	50 50 50	Lease: 500378 Type: REAL Owner #: 712593 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 Agent: 773 .000020 Override Royalty Category: G1 Railroad #: 4887 HB1984: The Appraised value of \$50 in 2023 as compared to \$30 in 2018 is a 66.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	50 50 50	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	210 210 210 210	520 520 520 520	Lease: 500430 Type: REAL Owner #: 712593 Legal: FOREST HILL SUB-CLKVLE SD UNIT P O & G OPERATING AB-128 J C CLARK SURVEY ETAL Agent: 773 .000258 Royalty Interest Category: G1 Railroad #: 4065 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	210 210 210 210	0 0 0 0	520 520 520 520

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	2,270	0	2,180		
QUITMAN ISD	750	0	990		
HOSPITAL	750	0	990		
WASTE DISPOSAL	2,270	0	2,180		
HAWKINS ISD	1,090	0	860		
WINNSBORO ISD	0	330	0		
ESD #1	1,400	0	1,070		