

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

MAPFCB13-NET
% MERIT ADVISORS LP
PO BOX 330
GAINESVILLE TX 76241-0330



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: 712616 2992

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 HAWKINS ISD WASTE DISPOSAL ESD #1 No 2018 Hist		120 120 120 120	Lease: 16420 Type: REAL Owner #: 712616 Legal: CANTOS BUCCANEER OPER LLC AB 629 G B WATKINS SURVEY WELL #2 RRC# 11119 .054563 Royalty Interest Category: G1 Railroad #: 11119 Agent: 574
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	120
HAWKINS ISD	0	0	120
WASTE DISPOSAL	0	0	120
ESD #1	0	0	120

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 WINNSBORO ISD WASTE DISPOSAL	500 500 500	630 630 630	Lease: 22630 Type: REAL Owner #: 712616 Legal: COKE SC UNIT TR 03 GTG OPERATING LLC AB 534 B SMITH SURVEY (DELTA-H D YATES) .0127201 .054563 Royalty Interest Category: G1 Railroad #: 5678	Agent: 574	
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY WINNSBORO ISD WASTE DISPOSAL	500 500 500	0 0 0	630 630 630		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	1,640 1,640 1,640	1,470 1,470 1,470	Lease: 122000 Type: REAL Owner #: 712616 Legal: PRUITT VIVIAN BUFFCO PROD INC AB 290 ETAL J HAMBY ETAL SUR WELL #1 RRC# 5956 .008918 Royalty Interest Category: G1 Railroad #: 5956	Agent: 574	
HB1984: The Appraised value of \$1,470 in 2023 as compared to \$810 in 2018 is a 81.48% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	1,640 1,640 1,640	0 0 0	1,470 1,470 1,470		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	150 150 150	150 150 150	Lease: 300330 Type: REAL Owner #: 712616 Legal: HAWKINS FLD UN TR B2-04 XTO ENERGY AB 394 H M MCKNIGHT SURVEY (GOODWIN ZUBER) .027281 Royalty Interest Category: G1 Railroad #: 5743	Agent: 574	
HB1984: The Appraised value of \$150 in 2023 as compared to \$120 in 2018 is a 25.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	150 150 150	0 0 0	150 150 150		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	1,060 1,060 1,060	1,080 1,080 1,080	Lease: 301510 Type: REAL Owner #: 712616 Legal: HAWKINS FLD UN TR B3-75 XTO ENERGY AB 400 A N MCKNIGHT SURVEY (L C GREER) .054563 Royalty Interest Category: G1 Railroad #: 5743	Agent: 574	
HB1984: The Appraised value of \$1,080 in 2023 as compared to \$860 in 2018 is a 25.58% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	1,060 1,060 1,060	0 0 0	1,080 1,080 1,080		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,150	2,170	Lease: 302040 Type: REAL Owner #: 712616
HAWKINS ISD	2,150	2,170	Legal: HAWKINS FLD UN TR B4-51
WASTE DISPOSAL	2,150	2,170	XTO ENERGY AB 400 ETAL MCKNIGHT ETAL SUR (TEXACO-GREER-COBB)
HB1984: The Appraised value of \$2,170 in 2023 as compared to \$1,730 in 2018 is a 25.43% increase.			Agent: 574 .027281 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,150	0	2,170
HAWKINS ISD	2,150	0	2,170
WASTE DISPOSAL	2,150	0	2,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,520	1,170	Lease: 500084 Type: REAL Owner #: 712616
HAWKINS ISD	1,050	810	Legal: P M 2ND SUBCLARKSVILLE UNIT
WINNSBORO ISD	470	360	BUCCANEER OPER LLC
WASTE DISPOSAL	1,520	1,170	AB 16 ARMSTRONG SUR ETAL
ESD #1	1,520	1,170	AB 409 J MORRISON SUR ETAL
HB1984: The Appraised value of \$1,170 in 2023 as compared to \$920 in 2018 is a 27.17% increase.			Agent: 574 .000329 Royalty Interest Category: G1 Railroad #: 4886
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,520	0	1,170
HAWKINS ISD	1,050	0	810
WINNSBORO ISD	470	0	360
WASTE DISPOSAL	1,520	0	1,170
ESD #1	1,520	0	1,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	68,400	82,170	Lease: 500087 Type: REAL Owner #: 712616
MINEOLA ISD	68,400	82,170	Legal: SCHNEIDER (BUDA) UNIT
WASTE DISPOSAL	68,400	82,170	BLACKWELL EXP & DEV AB 352 K KEATON SUR ETAL AB 575 W TOLLETT SURVEY
HB1984: The Appraised value of \$82,170 in 2023 as compared to \$55,180 in 2018 is a 48.91% increase.			Agent: 574 .009006 Royalty Interest Category: G1 Railroad #: 12735
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	68,400	0	82,170
MINEOLA ISD	68,400	0	82,170
WASTE DISPOSAL	68,400	0	82,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		250	Lease: 500276 Type: REAL Owner #: 712616
MINEOLA ISD		250	Legal: PEACOCK
WASTE DISPOSAL		250	BLACKWELL EXP & DEV AB 352 K KEATON SURVEY WELL #2 RRC# 14145
HB1984: The Appraised value of \$250 in 2023 as compared to \$700 in 2018 is a 64.29% decrease.			Agent: 574 .031788 Royalty Interest Category: G1 Railroad #: 14145
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	250
MINEOLA ISD	0	0	250
WASTE DISPOSAL	0	0	250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	7,430 7,430 7,430	7,700 7,700 7,700	Lease: 500378 Type: REAL Owner #: 712616 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 Agent: 574 .003172 Royalty Interest Category: G1 Railroad #: 4887
HB1984: The Appraised value of \$7,700 in 2023 as compared to \$4,530 in 2018 is a 69.98% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	7,430 7,430 7,430	0 0 0	7,700 7,700 7,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL		5,140 5,140 5,140 5,140	Lease: 500385 Type: REAL Owner #: 712616 Legal: CANTRELL E (01) GTG OPERATING AB-27 S BURCH SURVEY RRC #15163 WELL #1 Agent: 574 .022796 Royalty Interest Category: G1 Railroad #: 15163
HB1984: The Appraised value of \$5,140 in 2023 as compared to \$4,170 in 2018 is a 23.26% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	0 0 0 0	0 0 0 0	5,140 5,140 5,140 5,140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	9,090 9,090 9,090	9,330 9,330 9,330	Lease: 500469 Type: REAL Owner #: 712616 Legal: WHEELER VALENCE OPERATING CO AB 607 JESSE WALKER SURV RRC 4365 Agent: 574 .000991 Royalty Interest Category: G1 Railroad #: 4365
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY YANTIS ISD WASTE DISPOSAL	9,090 9,090 9,090	0 0 0	9,330 9,330 9,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	32,760 32,760 32,760	5,130 5,130 5,130	Lease: 500470 Type: REAL Owner #: 712616 Legal: TURNER STRAND ENERGY LC AB 481 RENTAREZ M SURVEY WELL #1 RRC 15639 Agent: 574 .019462 Royalty Interest Category: G1 Railroad #: 15639
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	32,760 32,760 32,760	0 0 0	5,130 5,130 5,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL No 2018 Hist	9,960 9,960 9,960	3,560 3,560 3,560	Lease: 500480 Type: REAL Legal: HUDIE MORGAN - ALEXANDER VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4407 .001685 Royalty Interest Category: G1 Railroad #: 4407	Owner #: 712616 Agent: 574	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY YANTIS ISD WASTE DISPOSAL	9,960 9,960 9,960	0 0 0	3,560 3,560 3,560		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL No 2018 Hist	1,690 1,690 1,690	680 680 680	Lease: 500481 Type: REAL Legal: MALLOY UNIT VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4411 .000528 Royalty Interest Category: G1 Railroad #: 4411	Owner #: 712616 Agent: 574	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY YANTIS ISD WASTE DISPOSAL	1,690 1,690 1,690	0 0 0	680 680 680		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL No 2018 Hist	9,870 9,870 9,870	11,180 11,180 11,180	Lease: 500483 Type: REAL Legal: CATFISH VALENCE OPERATING AB 607 WALKER J RRC 4434 1H .000608 Royalty Interest Category: G1 Railroad #: 4434	Owner #: 712616 Agent: 574	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY YANTIS ISD WASTE DISPOSAL	9,870 9,870 9,870	0 0 0	11,180 11,180 11,180		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	146,220	0	131,930		
HAWKINS ISD	46,240	0	18,630		
WASTE DISPOSAL	146,220	0	131,930		
ESD #1	1,520	0	1,290		
WINNSBORO ISD	970	0	990		
MINEOLA ISD	68,400	0	82,420		
QUITMAN ISD	0	0	5,140		
HOSPITAL	0	0	5,140		
YANTIS ISD	30,610	0	24,750		

