

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 FAMILY TRUST
DANNA MCGOWAN-TTEE
1923 WOODHUE DR
SPRING TX 77386



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: 716202 971

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	77,750	78,500	Lease: 301080 Type: REAL Owner #: 716202
CITY OF HAWKINS	77,750	78,500	Legal: HAWKINS FLD UN TR B3-32
HAWKINS ISD	77,750	78,500	XTO ENERGY
WASTE DISPOSAL	77,750	78,500	AB 41 BREWER SURVEY (C C YATES)
HB1984: The Appraised value of \$78,500 in 2023 as compared			.025000 Royalty Interest Category: G1 Railroad #: 5743
			to \$62,620 in 2018 is a 25.36% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	77,750	0	78,500
CITY OF HAWKINS	77,750	0	78,500
HAWKINS ISD	77,750	0	78,500
WASTE DISPOSAL	77,750	0	78,500

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	50	50	Lease: 301230 Type: REAL Owner #: 716202		
HAWKINS ISD	50	50	Legal: HAWKINS FLD UN TR B3-47		
WASTE DISPOSAL	50	50	XTO ENERGY AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST)		
.001389 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	50	0	50		
HAWKINS ISD	50	0	50		
WASTE DISPOSAL	50	0	50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	50	50	Lease: 301230 Type: REAL Owner #: 716202		
HAWKINS ISD	50	50	Legal: HAWKINS FLD UN TR B3-47		
WASTE DISPOSAL	50	50	XTO ENERGY AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST)		
.001389 Override Royalty Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	50	0	50		
HAWKINS ISD	50	0	50		
WASTE DISPOSAL	50	0	50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	1,490	1,500	Lease: 301940 Type: REAL Owner #: 716202		
CITY OF HAWKINS	600	600	Legal: HAWKINS FLD UN TR B4-41		
HAWKINS ISD	1,490	1,500	XTO ENERGY		
WASTE DISPOSAL	1,490	1,500	AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR #1)		
.001390 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$1,500 in 2023 as compared to \$1,200 in 2018 is a 25.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,490	0	1,500		
CITY OF HAWKINS	600	0	600		
HAWKINS ISD	1,490	0	1,500		
WASTE DISPOSAL	1,490	0	1,500		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	250	250	Lease: 301960 Type: REAL Owner #: 716202		
CITY OF HAWKINS	150	150	Legal: HAWKINS FLD UN TR B4-43		
HAWKINS ISD	250	250	XTO ENERGY		
WASTE DISPOSAL	250	250	AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS)		
.000417 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$250 in 2023 as compared to \$200 in 2018 is a 25.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	250	0	250		
CITY OF HAWKINS	150	0	150		
HAWKINS ISD	250	0	250		
WASTE DISPOSAL	250	0	250		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	220	220	Lease: 301960 Type: REAL Owner #: 716202
CITY OF HAWKINS	130	130	Legal: HAWKINS FLD UN TR B4-43
HAWKINS ISD	220	220	XTO ENERGY
WASTE DISPOSAL	220	220	AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS)
HB1984: The Appraised value of \$220 in 2023 as compared to \$170 in 2018 is a 29.41% increase.			.000365 Override Royalty Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	220	0	220
CITY OF HAWKINS	130	0	130
HAWKINS ISD	220	0	220
WASTE DISPOSAL	220	0	220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	450	460	Lease: 302030 Type: REAL Owner #: 716202
CITY OF HAWKINS	190	190	Legal: HAWKINS FLD UN TR B4-50
HAWKINS ISD	450	460	XTO ENERGY
WASTE DISPOSAL	450	460	AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR-2)
HB1984: The Appraised value of \$460 in 2023 as compared to \$360 in 2018 is a 27.78% increase.			.000526 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	450	0	460
CITY OF HAWKINS	190	0	190
HAWKINS ISD	450	0	460
WASTE DISPOSAL	450	0	460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	20	Lease: 302040 Type: REAL Owner #: 716202
HAWKINS ISD	20	20	Legal: HAWKINS FLD UN TR B4-51
WASTE DISPOSAL	20	20	XTO ENERGY AB 400 ETAL MCKNIGHT ETAL SUR (TEXACO-GREER-COBB)
HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.			.000278 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	20
HAWKINS ISD	20	0	20
WASTE DISPOSAL	20	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	410	410	Lease: 302610 Type: REAL Owner #: 716202
CITY OF HAWKINS	410	410	Legal: HAWKINS FLD UN TR B7-02
HAWKINS ISD	410	410	XTO ENERGY
WASTE DISPOSAL	410	410	AB 41 BREWER SURVEY (COBB HEIRS-B)
HB1984: The Appraised value of \$410 in 2023 as compared to \$330 in 2018 is a 24.24% increase.			.001389 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	410	0	410
CITY OF HAWKINS	410	0	410
HAWKINS ISD	410	0	410
WASTE DISPOSAL	410	0	410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	180	180	Lease: 302610 Type: REAL Owner #: 716202
CITY OF HAWKINS	180	180	Legal: HAWKINS FLD UN TR B7-02
HAWKINS ISD	180	180	XTO ENERGY
WASTE DISPOSAL	180	180	AB 41 BREWER SURVEY (COBB HEIRS-B)
HB1984: The Appraised value of \$180 in 2023 as compared to \$140 in 2018 is a 28.57% increase.			.000608 Override Royalty Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	180	0	180
CITY OF HAWKINS	180	0	180
HAWKINS ISD	180	0	180
WASTE DISPOSAL	180	0	180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	100	100	Lease: 303020 Type: REAL Owner #: 716202
CITY OF HAWKINS	100	100	Legal: HAWKINS FLD UN TR B8-10
HAWKINS ISD	100	100	XTO ENERGY
WASTE DISPOSAL	100	100	AB 41 BREWER SURVEY (COBB HEIRS-E)
HB1984: The Appraised value of \$100 in 2023 as compared to \$80 in 2018 is a 25.00% increase.			.000347 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	100	0	100
CITY OF HAWKINS	100	0	100
HAWKINS ISD	100	0	100
WASTE DISPOSAL	100	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	420	430	Lease: 303030 Type: REAL Owner #: 716202
CITY OF HAWKINS	420	430	Legal: HAWKINS FLD UN TR B8-11
HAWKINS ISD	420	430	XTO ENERGY
WASTE DISPOSAL	420	430	AB 41 BREWER SURVEY (J H COBB HEIRS)
HB1984: The Appraised value of \$430 in 2023 as compared to \$340 in 2018 is a 26.47% increase.			.001389 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	420	0	430
CITY OF HAWKINS	420	0	430
HAWKINS ISD	420	0	430
WASTE DISPOSAL	420	0	430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	34,620	34,960	Lease: 303160 Type: REAL Owner #: 716202
CITY OF HAWKINS	34,620	34,960	Legal: HAWKINS FLD UN TR B8-24
HAWKINS ISD	34,620	34,960	XTO ENERGY
WASTE DISPOSAL	34,620	34,960	AB 41 BREWER SURVEY (MRS LOVIE COBB EST)
HB1984: The Appraised value of \$34,960 in 2023 as compared to \$27,880 in 2018 is a 25.39% increase.			.125000 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	34,620	0	34,960
CITY OF HAWKINS	34,620	0	34,960
HAWKINS ISD	34,620	0	34,960
WASTE DISPOSAL	34,620	0	34,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	90	40	Lease: 500436 Type: REAL Owner #: 716202
HAWKINS ISD	90	40	Legal: HAWKINS W RODESSA OU #1 TR E
WASTE DISPOSAL	90	40	XTO ENERGY AB 604 E WIDEMAN SURVEY ETAL WELL #1 RRC #5444
HB1984: The Appraised value of \$40 in 2023 as compared to \$140 in 2018 is a 71.43% decrease.			.001388 Royalty Interest Category: G1 Railroad #: 5444
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	90	0	40
HAWKINS ISD	90	0	40
WASTE DISPOSAL	90	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	90	40	Lease: 500436 Type: REAL Owner #: 716202
HAWKINS ISD	90	40	Legal: HAWKINS W RODESSA OU #1 TR E
WASTE DISPOSAL	90	40	XTO ENERGY AB 604 E WIDEMAN SURVEY ETAL WELL #1 RRC #5444
HB1984: The Appraised value of \$40 in 2023 as compared to \$140 in 2018 is a 71.43% decrease.			.001389 Override Royalty Category: G1 Railroad #: 5444
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	90	0	40
HAWKINS ISD	90	0	40
WASTE DISPOSAL	90	0	40

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	116,190	0	117,210		
CITY OF HAWKINS	114,550	0	115,650		
HAWKINS ISD	116,190	0	117,210		
WASTE DISPOSAL	116,190	0	117,210		