

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

KOBUS DENNIS D  
115 BUNKER HILL RD  
HOOKS TX 75561-7057



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: 719581 2699  
  
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	5,080	5,130	Lease: 300190 Type: REAL Owner #: 719581
HAWKINS ISD	5,080	5,130	Legal: HAWKINS FLD UN TR B1-20
WASTE DISPOSAL	5,080	5,130	XTO ENERGY AB 449 J POLLOCK SURVEY (S H MOORE EST)
No 2018 Hist			.000373 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,080	0	5,130
HAWKINS ISD	5,080	0	5,130
WASTE DISPOSAL	5,080	0	5,130

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 HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	38,210 38,210 38,210	38,580 38,580 38,580	Lease: 300200 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B1-21 XTO ENERGY AB 449 J POLLOCK SURVEY (E W MOORE-A)  .004782 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	38,210 38,210 38,210	0 0 0	38,580 38,580 38,580		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	10,300 10,300 10,300	10,400 10,400 10,400	Lease: 300210 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B1-22 XTO ENERGY AB 449 J POLLOCK SURVEY (G B LYNCH-C)  .002020 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	10,300 10,300 10,300	0 0 0	10,400 10,400 10,400		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	3,410 3,410 3,410	3,450 3,450 3,450	Lease: 300220 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B1-23 XTO ENERGY AB 449 J POLLOCK SURVEY (G B LYNCH-B)  .000577 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	3,410 3,410 3,410	0 0 0	3,450 3,450 3,450		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	23,650 23,650 23,650	23,880 23,880 23,880	Lease: 300240 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B1-25 XTO ENERGY AB 449 J POLLOCK SURVEY (E W MOORE - B)  .003321 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	23,650 23,650 23,650	0 0 0	23,880 23,880 23,880		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	580 580 580	580 580 580	Lease: 301040 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B3-28 XTO ENERGY AB 604 E WIDEMAN SURVEY (JOSHUA PRINCE)  .000176 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	580 580 580	0 0 0	580 580 580		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	50 50 50	50 50 50	Lease: 301250 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B3-49 XTO ENERGY CORP AB 604 E WIDEMAN SURVEY (JOSHUA PRINCE-B)  .000177 Royalty Interest Category: G1 Railroad #: 5743		
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 CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL  No 2018 Hist	660 660 660 660	670 670 670 670	Lease: 302380 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B6-04 XTO ENERGY AB 41 BREWER SURVEY (G B LYNCH-D)  .002213 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	660 660 660 660	0 0 0 0	670 670 670 670		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL  No 2018 Hist	760 760 760	780 780 780	Lease: 500469 Type: REAL Owner #: 719581 Legal: WHEELER VALENCE OPERATING CO AB 607 JESSE WALKER SURV RRC 4365  .000083 Royalty Interest Category: G1 Railroad #: 4365		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY YANTIS ISD WASTE DISPOSAL	760 760 760	0 0 0	780 780 780		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL  No 2018 Hist	1,110 1,110 1,110	1,250 1,250 1,250	Lease: 500483 Type: REAL Owner #: 719581 Legal: CATFISH VALENCE OPERATING AB 607 WALKER J RRC 4434 1H  .000068 Royalty Interest Category: G1 Railroad #: 4434
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY YANTIS ISD WASTE DISPOSAL	1,110 1,110 1,110	0 0 0	1,250 1,250 1,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL  No 2018 Hist	740 740 740	400 400 400	Lease: 500484 Type: REAL Owner #: 719581 Legal: BASS VALENCE OPERATING AB 607 WALKER J RRC # 4435 1H  .000043 Royalty Interest Category: G1 Railroad #: 4435
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY YANTIS ISD WASTE DISPOSAL	740 740 740	0 0 0	400 400 400

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	84,550	0	85,170		
HAWKINS ISD	81,940	0	82,740		
WASTE DISPOSAL	84,550	0	85,170		
CITY OF HAWKINS	660	0	670		
YANTIS ISD	2,610	0	2,430		