

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

woodhelp@woodcad.org

KANE ALAFAIR BENBOW TRUST
% HARDING & CARBONE INC
1235 NORTH LOOP WEST STE 205
HOUSTON TX 77008



APPRAISAL YEAR 2025
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 7/07/2025 AT: 9:00 AM
APPRAISAL DISTRICT OFFICE
210 CLARK STREET
QUITMAN, TEXAS 75783
903-657-2555 EXT 12 MINERALS
903 657 2555 EXT 24 ROYALTIES
903 657 2555 EXT 14 PERSONAL
Protest Deadline: 6-13-2025
ARB Hearing: 7-07-2025
Owner: 121650 2416

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 2025	PROPERTY DESCRIPTION
COUNTY	C	30	110	Lease: 65400 Type: REAL Owner #: 121650
QUITMAN ISD	C	30	110	Legal: KIRKLAND-KIRKLAND UN
HOSPITAL	C	30	110	ATLAS OPERATING
WASTE DISPOSAL	C	30	110	AB 254 E GOODSIR SURVEY
				WELL #4 RRC# 1365
				Agent: 280
				.000079 Royalty Interest
				Category: G1
				Railroad #: 1365
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2020 Hist				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	30	70	40	
QUITMAN ISD	30	70	40	
HOSPITAL	30	70	40	
WASTE DISPOSAL	30	70	40	

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

TRACY NICHOLS
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C	70	160	Lease: 67000 Type: REAL Owner #: 121650
QUITMAN ISD	C	70	160	Legal: KIRKLAND P J
HOSPITAL	C	70	160	ATLAS OPERATING
WASTE DISPOSAL	C	70	160	AB 254 E GOODSIR SURVEY RRC#1410 #4-#5 RRC# 2751 #2
				Agent: 280
				.000535 Royalty Interest
				Category: G1
				Railroad #: 1368
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$160 in 2025 as compared to \$100 in 2020 is a 60.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	70	80	80	
QUITMAN ISD	70	80	80	
HOSPITAL	70	80	80	
WASTE DISPOSAL	70	80	80	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY			10	Lease: 155400 Type: REAL Owner #: 121650
QUITMAN ISD			10	Legal: WHITE S J ETAL
HOSPITAL			10	GTG OPERATING LLC
WASTE DISPOSAL			10	AB 456 ETAL S G PURSE ETAL SUR (#1337-63231)
				Agent: 280
				.000535 Royalty Interest
				Category: G1
				Railroad #: 1337
No 2020 Hist				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0	0	10	
QUITMAN ISD	0	0	10	
HOSPITAL	0	0	10	
WASTE DISPOSAL	0	0	10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY		100	120	Lease: 500300 Type: REAL Owner #: 121650
QUITMAN ISD		100	120	Legal: TIPPERARY (1)
HOSPITAL		100	120	GTG OPERATING
WASTE DISPOSAL		100	120	AB 456 S G PURSE SURVEY WELL 1 RRC 14373
				Agent: 280
				.000535 Royalty Interest
				Category: G1
				Railroad #: 14373
HB1984: The Appraised value of \$120 in 2025 as compared to \$60 in 2020 is a 100.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	100	0	120	
QUITMAN ISD	100	0	120	
HOSPITAL	100	0	120	
WASTE DISPOSAL	100	0	120	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C	40	110	Lease: 500301 Type: REAL Owner #: 121650
QUITMAN ISD	C	40	110	Legal: TIPPERARY -A- 2-1
HOSPITAL	C	40	110	GTG OPERATING
WASTE DISPOSAL	C	40	110	AB 484 J ROBBINS SURVEY RRC# 14475
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		Agent: 280
No 2020 Hist				.000535 Royalty Interest Category: G1 Railroad #: 14475

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	12	100	10		
QUITMAN ISD	12	100	10		
HOSPITAL	12	100	10		
WASTE DISPOSAL	12	100	10		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	212	250	260		
QUITMAN ISD	212	250	260		
HOSPITAL	212	250	260		
WASTE DISPOSAL	212	250	260		

