

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

SPENCE MARY JOHN TR I  
% PDS TAX SERVICES INC  
777 TAYLOR STREET PH P1A  
FORT WORTH TX 76102-4944



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: 69210 4389  
  
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	20	10	Lease: 50400 Type: REAL Owner #: 69210
HAWKINS ISD	20	10	Legal: HAWKINS G/U 3-1
WASTE DISPOSAL	20	10	MMGL EAST TEXAS II AB 291 ETAL HAMPTON ETAL SURS WELL #1 RRC# 32013 Agent: 773 .000258 Royalty Interest Category: G1 Railroad #: 32013
HB1984: The Appraised value of \$10 in 2025 as compared to \$40 in 2020 is a 75.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	10
HAWKINS ISD	20	0	10
WASTE DISPOSAL	20	0	10

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 HAWKINS ISD WASTE DISPOSAL	30 30 30	30 30 30	Lease: 50800 Type: REAL Owner #: 69210 Legal: HAWKINS G/U 5-1 MMGL EAST TEXAS II AB 645 ETL WATSON-MOSELEY SURS WELL #1 RRC# 33093  .000016 Royalty Interest Category: G1 Railroad #: 33093  Agent: 773  HB1984: The Appraised value of \$30 in 2025 as compared to \$40 in 2020 is a 25.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	30 30 30	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	1,670 1,670 1,670 1,670	1,140 1,140 1,140 1,140	Lease: 134800 Type: REAL Owner #: 69210 Legal: SANER MARY #7 JOHN LINDER OPER AB 454 M POLK SURVEY RRC# 1232 WELLS #7  .003716 Royalty Interest Category: G1 Railroad #: 1232  Agent: 773  No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	1,368 1,368 1,368 1,368	0 0 0 0	1,140 1,140 1,140 1,140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	5,110 5,110 5,110 5,110	3,490 3,490 3,490 3,490	Lease: 134800 Type: REAL Owner #: 69210 Legal: SANER MARY #7 JOHN LINDER OPER AB 454 M POLK SURVEY RRC# 1232 WELLS #7  .011374 Override Royalty Category: G1 Railroad #: 1232  Agent: 773  No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY WINNSBORO ISD WASTE DISPOSAL ESD #1	4,200 4,200 4,200 4,200	0 0 0 0	3,490 3,490 3,490 3,490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	30 30 30	30 30 30	Lease: 300300 Type: REAL Owner #: 69210 Legal: HAWKINS FLD UN TR B2-01 MERIT ENERGY CORP AB 460 J POLLEY SURVEY (W T MINSHEW)  .002084 Royalty Interest Category: G1 Railroad #: 5743  Agent: 773  HB1984: The Appraised value of \$30 in 2025 as compared to \$30 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	30 30 30	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	2,370 2,370 2,370	2,210 2,210 2,210	Lease: 300540 Type: REAL Owner #: 69210 Legal: HAWKINS FLD UN TR B2-25 MERIT ENERGY CORP AB 291 HAMPTON SURVEY (M A KAY EST-D)  .000680 Royalty Interest Category: G1 Railroad #: 5743 Agent: 773  HB1984: The Appraised value of \$2,210 in 2025 as compared to \$2,220 in 2020 is a .45% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	2,370 2,370 2,370	0 0 0	2,210 2,210 2,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	3,000 3,000 3,000	2,790 2,790 2,790	Lease: 300550 Type: REAL Owner #: 69210 Legal: HAWKINS FLD UN TR B2-26 MERIT ENERGY CORP AB 48 B N HAMPTON SURVEY (M A KAY EST-B)  .000694 Royalty Interest Category: G1 Railroad #: 5743 Agent: 773  HB1984: The Appraised value of \$2,790 in 2025 as compared to \$2,800 in 2020 is a .36% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	3,000 3,000 3,000	0 0 0	2,790 2,790 2,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	1,920 1,920 1,920	1,780 1,780 1,780	Lease: 300610 Type: REAL Owner #: 69210 Legal: HAWKINS FLD UN TR B2-32 MERIT ENERGY CORP AB 48 B N HAMPTON SURVEY (M A KAY EST-C)  .000520 Royalty Interest Category: G1 Railroad #: 5743 Agent: 773  HB1984: The Appraised value of \$1,780 in 2025 as compared to \$1,790 in 2020 is a .56% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	1,920 1,920 1,920	0 0 0	1,780 1,780 1,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	590 590 590	550 550 550	Lease: 300630 Type: REAL Owner #: 69210 Legal: HAWKINS FLD UN TR B2-34 MERIT ENERGY CORP AB 291 HAMPTON SURVEY (FLOY K WILLIAMS-B)  .000116 Royalty Interest Category: G1 Railroad #: 5743 Agent: 773  HB1984: The Appraised value of \$550 in 2025 as compared to \$560 in 2020 is a 1.79% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	590 590 590	0 0 0	550 550 550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	16,490 16,490 16,490	15,350 15,350 15,350	Lease: 300640 Type: REAL Owner #: 69210 Legal: HAWKINS FLD UN TR B2-35 MERIT ENERGY CORP AB 291 HAMPTON SURVEY (M A KAY EST-2)  .000696 Royalty Interest Category: G1 Railroad #: 5743 Agent: 773  HB1984: The Appraised value of \$15,350 in 2025 as compared to \$15,400 in 2020 is a .32% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	16,490 16,490 16,490	0 0 0	15,350 15,350 15,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	1,680 1,680 1,680	1,570 1,570 1,570	Lease: 300650 Type: REAL Owner #: 69210 Legal: HAWKINS FLD UN TR B2-36 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (L O PREDDY-B)  .000260 Royalty Interest Category: G1 Railroad #: 5743 Agent: 773  HB1984: The Appraised value of \$1,570 in 2025 as compared to \$1,570 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	1,680 1,680 1,680	0 0 0	1,570 1,570 1,570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	18,870 18,870 18,870	17,570 17,570 17,570	Lease: 300850 Type: REAL Owner #: 69210 Legal: HAWKINS FLD UN TR B3-09 MERIT ENERGY CORP AB 451 PARKER SURVEY (E M SLAUGHTER-B)  .002084 Royalty Interest Category: G1 Railroad #: 5743 Agent: 773  HB1984: The Appraised value of \$17,570 in 2025 as compared to \$17,620 in 2020 is a .28% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	18,870 18,870 18,870	0 0 0	17,570 17,570 17,570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	43,860 17,760 43,860 43,860	40,840 16,540 40,840 40,840	Lease: 301420 Type: REAL Owner #: 69210 Legal: HAWKINS FLD UN TR B3-66 MERIT ENERGY CORP AB 41 BREWER SURVEY (B F ALLEN EST-D)  .005000 Royalty Interest Category: G1 Railroad #: 5743 Agent: 773  HB1984: The Appraised value of \$40,840 in 2025 as compared to \$40,960 in 2020 is a .29% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	43,860 17,760 43,860 43,860	0 0 0 0	40,840 16,540 40,840 40,840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	110	100	Lease: 301430 Type: REAL Owner #: 69210
CITY OF HAWKINS	70	70	Legal: HAWKINS FLD UN TR B3-67
HAWKINS ISD	110	100	MERIT ENERGY CORP
WASTE DISPOSAL	110	100	AB 41 BREWER SURVEY (B F ALLEN EST-B)
HB1984: The Appraised value of \$100 in 2025 as compared to \$100 in 2020 is a .00% increase.			Agent: 773
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	0	100
CITY OF HAWKINS	70	0	70
HAWKINS ISD	110	0	100
WASTE DISPOSAL	110	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	2,360	2,160	Lease: 500111 Type: REAL Owner #: 69210
WINNSBORO ISD	2,360	2,160	Legal: SANER-RUNGE UNIT
WASTE DISPOSAL	2,360	2,160	JOHN LINDER OPER
ESD #1	2,360	2,160	AB 454 MARY POLK SURVEY WELL #1 RRC# 12888
HB1984: The Appraised value of \$2,160 in 2025 as compared to \$660 in 2020 is a 227.27% increase.			Agent: 773
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,360	0	2,160
WINNSBORO ISD	2,360	0	2,160
WASTE DISPOSAL	2,360	0	2,160
ESD #1	2,360	0	2,160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	4,150	3,950	Lease: 500112 Type: REAL Owner #: 69210
WINNSBORO ISD	4,150	3,950	Legal: HOLLY CREEK UNIT #1
WASTE DISPOSAL	4,150	3,950	LINDER JOHN OPERATIN
ESD #1	4,150	3,950	AB 454 MARY POLK SURVEY WELL #2 RRC #12923
HB1984: The Appraised value of \$3,950 in 2025 as compared to \$2,970 in 2020 is a 33.00% increase.			Agent: 773
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,150	0	3,950
WINNSBORO ISD	4,150	0	3,950
WASTE DISPOSAL	4,150	0	3,950
ESD #1	4,150	0	3,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	2,560	1,910	Lease: 500198 Type: REAL Owner #: 69210
WINNSBORO ISD	1,280	960	Legal: HOLLY CREEK UNIT #3
HARMONY ISD	1,280	960	LINDER JOHN OPERATIN
WASTE DISPOSAL	2,560	1,910	AB 454 MARY POLK SURVEY
ESD #1	2,560	1,910	WELL #1
			Agent: 773
			.002477 Royalty Interest
			Category: G1
			Railroad #: 13025
HB1984: The Appraised value of \$1,910 in 2025 as compared to \$1,790 in 2020 is a 6.70% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,508	0	1,910
WINNSBORO ISD	1,260	0	960
HARMONY ISD	1,260	0	960
WASTE DISPOSAL	2,508	0	1,910
ESD #1	2,508	0	1,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	3,350	2,420	Lease: 500199 Type: REAL Owner #: 69210
WINNSBORO ISD	3,350	2,420	Legal: HOLLY CREEK UNIT #4
WASTE DISPOSAL	3,350	2,420	LINDER JOHN OPERATIN
ESD #1	3,350	2,420	AB 454 MARY POLK SURVEY
			RRC# 13068 WELL #1
			Agent: 773
			.002478 Royalty Interest
			Category: G1
			Railroad #: 13068
HB1984: The Appraised value of \$2,420 in 2025 as compared to \$1,970 in 2020 is a 22.84% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,350	0	2,420
WINNSBORO ISD	3,350	0	2,420
WASTE DISPOSAL	3,350	0	2,420
ESD #1	3,350	0	2,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	880	440	Lease: 500205 Type: REAL Owner #: 69210
WINNSBORO ISD	880	440	Legal: CROW UNIT #1
WASTE DISPOSAL	880	440	LINDER JOHN OPERATIN
ESD #1	880	440	AB 454 MARY POLK SURVEY
			WELL #1
			Agent: 773
			.002478 Royalty Interest
			Category: G1
			Railroad #: 13102
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$440 in 2025 as compared to \$370 in 2020 is a 18.92% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	228	170	270
WINNSBORO ISD	228	170	270
WASTE DISPOSAL	228	170	270
ESD #1	228	170	270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	60,120	40,690	Lease: 500217 Type: REAL Owner #: 69210
WINNSBORO ISD	60,120	40,690	Legal: SANER MARY #8
WASTE DISPOSAL	60,120	40,690	JOHN LINDER OPER AB 454 M POLK SURVEY RRC# 1232 WELL #8
HB1984: The Appraised value of \$40,690 in 2025 as compared to \$23,770 in 2020 is a 71.18% increase.			.041192 Royalty Interest Category: G1 Railroad #: 1232 Agent: 773
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50,148	0	40,690
WINNSBORO ISD	50,148	0	40,690
WASTE DISPOSAL	50,148	0	40,690

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	157,282	170	138,860		
HAWKINS ISD	88,970	0	82,830		
WASTE DISPOSAL	157,282	170	138,860		
WINNSBORO ISD	67,064	170	55,080		
ESD #1	18,164	170	15,340		
CITY OF HAWKINS	17,830	0	16,610		
HARMONY ISD	1,260	0	960		

