

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

COX KELLY ESTATE #1238400
% RYAN LLC
1233 WEST LOOP S SUITE 1500
HOUSTON TX 77027



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: 701949 1024

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	130	80	Lease: 50400 Type: REAL Owner #: 701949
HAWKINS ISD	130	80	Legal: HAWKINS G/U 3-1
WASTE DISPOSAL	130	80	MMGL EAST TEXAS II AB 291 ETAL HAMPTON ETAL SURS WELL #1 RRC# 32013 Agent: 549 .001651 Royalty Interest Category: G1 Railroad #: 32013
HB1984: The Appraised value of \$80 in 2025 as compared to \$190 in 2020 is a 57.89% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	0	80
HAWKINS ISD	130	0	80
WASTE DISPOSAL	130	0	80

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	9,410 9,410 9,410	8,760 8,760 8,760	Lease: 300210 Type: REAL Owner #: 701949 Legal: HAWKINS FLD UN TR B1-22 MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (G B LYNCH-C) .002227 Royalty Interest Category: G1 Railroad #: 5743 Agent: 549 HB1984: The Appraised value of \$8,760 in 2025 as compared to \$8,780 in 2020 is a .23% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	9,410 9,410 9,410	0 0 0	8,760 8,760 8,760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	18,940 18,940 18,940	17,630 17,630 17,630	Lease: 300220 Type: REAL Owner #: 701949 Legal: HAWKINS FLD UN TR B1-23 MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (G B LYNCH-B) .003864 Royalty Interest Category: G1 Railroad #: 5743 Agent: 549 HB1984: The Appraised value of \$17,630 in 2025 as compared to \$17,690 in 2020 is a .34% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	18,940 18,940 18,940	0 0 0	17,630 17,630 17,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	9,750 9,750 9,750	9,080 9,080 9,080	Lease: 300230 Type: REAL Owner #: 701949 Legal: HAWKINS FLD UN TR B1-24 MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (G B LYNCH) .003906 Royalty Interest Category: G1 Railroad #: 5743 Agent: 549 HB1984: The Appraised value of \$9,080 in 2025 as compared to \$9,110 in 2020 is a .33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	9,750 9,750 9,750	0 0 0	9,080 9,080 9,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	85,580 85,580 85,580	79,680 79,680 79,680	Lease: 300620 Type: REAL Owner #: 701949 Legal: HAWKINS FLD UN TR B2-33 MERIT ENERGY CORP AB 291 HAMPTON SURVEY (FLOY K WILLIAMS-1) .006945 Royalty Interest Category: G1 Railroad #: 5743 Agent: 549 HB1984: The Appraised value of \$79,680 in 2025 as compared to \$79,920 in 2020 is a .30% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	85,580 85,580 85,580	0 0 0	79,680 79,680 79,680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	29,570 29,570 29,570	27,530 27,530 27,530	Lease: 300630 Type: REAL Owner #: 701949 Legal: HAWKINS FLD UN TR B2-34 MERIT ENERGY CORP AB 291 HAMPTON SURVEY (FLOY K WILLIAMS-B) .005774 Royalty Interest Category: G1 Railroad #: 5743 Agent: 549
HB1984: The Appraised value of \$27,530 in 2025 as compared to \$27,610 in 2020 is a .29% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	29,570	0	27,530
HAWKINS ISD	29,570	0	27,530
WASTE DISPOSAL	29,570	0	27,530

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	153,380	0	142,760		
HAWKINS ISD	153,380	0	142,760		
WASTE DISPOSAL	153,380	0	142,760		

