

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

CAIN ANN ATKINS
305 STONEBRIDGE DR
ROCKWALL TX 75087-3434



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: 703251 673

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	50	30	Lease: 50400 Type: REAL Owner #: 703251		
HAWKINS ISD	50	30	Legal: HAWKINS G/U 3-1		
WASTE DISPOSAL	50	30	MMGL EAST TEXAS II AB 291 ETAL HAMPTON ETAL SURS WELL #1 RRC# 32013 .000583 Royalty Interest Category: G1 Railroad #: 32013		
HB1984: The Appraised value of \$30 in 2025 as compared to \$70 in 2020 is a 57.14% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	50	0	30		
HAWKINS ISD	50	0	30		
WASTE DISPOSAL	50	0	30		

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	2,360	2,200	Lease: 300610 Type: REAL Owner #: 703251		
HAWKINS ISD	2,360	2,200	Legal: HAWKINS FLD UN TR B2-32		
WASTE DISPOSAL	2,360	2,200	MERIT ENERGY CORP AB 48 B N HAMPTON SURVEY (M A KAY EST-C)		
HB1984: The Appraised value of \$2,200 in 2025 as compared to \$2,210 in 2020 is a .45% decrease.			.000641 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,360	0	2,200		
HAWKINS ISD	2,360	0	2,200		
WASTE DISPOSAL	2,360	0	2,200		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	62,290	58,000	Lease: 300660 Type: REAL Owner #: 703251		
HAWKINS ISD	62,290	58,000	Legal: HAWKINS FLD UN TR B2-37		
WASTE DISPOSAL	62,290	58,000	MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (G W ATKINS EST)		
HB1984: The Appraised value of \$58,000 in 2025 as compared to \$58,170 in 2020 is a .29% decrease.			.002562 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	62,290	0	58,000		
HAWKINS ISD	62,290	0	58,000		
WASTE DISPOSAL	62,290	0	58,000		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	1,250	1,170	Lease: 302440 Type: REAL Owner #: 703251		
CITY OF HAWKINS	1,250	1,170	Legal: HAWKINS FLD UN TR B6-10		
HAWKINS ISD	1,250	1,170	MERIT ENERGY CORP		
WASTE DISPOSAL	1,250	1,170	AB 41 BREWER SURVEY (AMOCO-G W ATKINS)		
HB1984: The Appraised value of \$1,170 in 2025 as compared to \$1,170 in 2020 is a .00% increase.			.003472 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,250	0	1,170		
CITY OF HAWKINS	1,250	0	1,170		
HAWKINS ISD	1,250	0	1,170		
WASTE DISPOSAL	1,250	0	1,170		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	65,950	0	61,400		
HAWKINS ISD	65,950	0	61,400		
WASTE DISPOSAL	65,950	0	61,400		
CITY OF HAWKINS	1,250	0	1,170		