

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

NICHOLS JOHN S FAMILY TR
% KIRKWOOD & DARBY INC
2601 SCOTT AVENUE SUITE 400
FORT WORTH TX 76103



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:	703410 3357
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	2,400	2,240	Lease: 302310 Type: REAL Owner #: 703410
CITY OF HAWKINS	2,400	2,240	Legal: HAWKINS FLD UN TR B5-22
HAWKINS ISD	2,400	2,240	MERIT ENERGY CORP
WASTE DISPOSAL	2,400	2,240	AB 41 BREWER SURVEY (A C PRUITT EST)
HB1984: The Appraised value of \$2,240 in 2025 as compared to \$2,240 in 2020 is a .00% increase.			Agent: 300
			.007813 Royalty Interest
			Category: G1
			Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,400	0	2,240
CITY OF HAWKINS	2,400	0	2,240
HAWKINS ISD	2,400	0	2,240
WASTE DISPOSAL	2,400	0	2,240

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	1,240	1,290	Lease: 500024	Type: REAL Owner #: 703410
QUITMAN ISD	C	1,240	1,290	Legal: STROUD UNIT #1	
HOSPITAL	C	1,240	1,290	FAIR OIL LTD	
WASTE DISPOSAL	C	1,240	1,290	AB 28 S BURCH SURVEY	
				WELL #1 RRC# 12285	Agent: 300
				.000563 Override Royalty	
				Category: G1	
				Railroad #: 12285	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,290 in 2025 as compared to \$560 in 2020 is a 130.36% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	612	560	730		
QUITMAN ISD	612	560	730		
HOSPITAL	612	560	730		
WASTE DISPOSAL	612	560	730		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		2,160	1,270	Lease: 500294	Type: REAL Owner #: 703410
QUITMAN ISD		2,160	1,270	Legal: BAGBY-STROUD UNIT #1	
HOSPITAL		2,160	1,270	FAIR OIL LTD	
WASTE DISPOSAL		2,160	1,270	AB 402 JAMES MCFARLAND SURVEY	
				WELL #1 RRC# 14372	Agent: 300
				.000563 Override Royalty	
				Category: G1	
				Railroad #: 14372	
HB1984: The Appraised value of \$1,270 in 2025 as compared to \$510 in 2020 is a 149.02% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,160	0	1,270		
QUITMAN ISD	2,160	0	1,270		
HOSPITAL	2,160	0	1,270		
WASTE DISPOSAL	2,160	0	1,270		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,172	560	4,240		
CITY OF HAWKINS	2,400	0	2,240		
HAWKINS ISD	2,400	0	2,240		
WASTE DISPOSAL	5,172	560	4,240		
QUITMAN ISD	2,772	560	2,000		
HOSPITAL	2,772	560	2,000		