

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

BOY SCOUTS OF AMERICA AGENCY  
% 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: 703599 453  
  
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	40	30	Lease: 22640 Type: REAL Owner #: 703599
WINNSBORO ISD G	40	30	Legal: COKE SC UNIT TR 04
WASTE DISPOSAL	40	30	GTG OPERATING LLC AB 534 B SMITH SURVEY (J D KENNEMER) .1100101  .000531 Royalty Interest Category: G1 Railroad #: 5678  Agent: 549
Deductions: (G)=LESS THAN \$500 MIN INT 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	40	0	30
WINNSBORO ISD	0	30	0
WASTE DISPOSAL	40	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	260	200	Lease: 22650 Type: REAL Owner #: 703599
QUITMAN ISD	260	200	Legal: COKE SC UNIT TR 05
HOSPITAL	260	200	GTG OPERATING LLC
WASTE DISPOSAL	260	200	AB 534 B SMITH SURVEY (B CONNER) .1153563
HB1984: The Appraised value of \$200 in 2025 as compared to \$270 in 2020 is a 25.93% decrease.			.003437 Royalty Interest Category: G1 Railroad #: 5678 Agent: 549
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	0	200
QUITMAN ISD	260	0	200
HOSPITAL	260	0	200
WASTE DISPOSAL	260	0	200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	3,400	3,150	Lease: 301880 Type: REAL Owner #: 703599
CITY OF HAWKINS	3,400	3,150	Legal: HAWKINS FLD UN TR B4-35
HAWKINS ISD	3,400	3,150	MERIT ENERGY CORP
WASTE DISPOSAL	3,400	3,150	AB 41 BREWER SURVEY (J M HENRY)
HB1984: The Appraised value of \$3,150 in 2025 as compared to \$3,170 in 2020 is a .63% decrease.			.001022 Royalty Interest Category: G1 Railroad #: 5743 Agent: 549
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,400	0	3,150
CITY OF HAWKINS	3,400	0	3,150
HAWKINS ISD	3,400	0	3,150
WASTE DISPOSAL	3,400	0	3,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	870	810	Lease: 301950 Type: REAL Owner #: 703599
CITY OF HAWKINS	870	810	Legal: HAWKINS FLD UN TR B4-42
HAWKINS ISD	870	810	MERIT ENERGY CORP
WASTE DISPOSAL	870	810	AB 499 ROBINSON SURVEY (J M HENRY-B)
HB1984: The Appraised value of \$810 in 2025 as compared to \$810 in 2020 is a .00% increase.			.001022 Royalty Interest Category: G1 Railroad #: 5743 Agent: 549
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	870	0	810
CITY OF HAWKINS	870	0	810
HAWKINS ISD	870	0	810
WASTE DISPOSAL	870	0	810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	30	30	Lease: 302700 Type: REAL	Owner #: 703599	
CITY OF HAWKINS	30	30	Legal: HAWKINS FLD UN TR B7-11		
HAWKINS ISD	30	30	MERIT ENERGY CORP		
WASTE DISPOSAL	30	30	AB 41 BREWER SURVEY (H C HOLMES) LT 12-13 BLK 23	Agent: 549	
HB1984: The Appraised value of \$30 in 2025 as compared to \$30 in 2020 is a .00% increase.			.039931 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	30	0	30		
CITY OF HAWKINS	30	0	30		
HAWKINS ISD	30	0	30		
WASTE DISPOSAL	30	0	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	1,800	1,670	Lease: 302710 Type: REAL	Owner #: 703599	
CITY OF HAWKINS	1,800	1,670	Legal: HAWKINS FLD UN TR B7-12		
HAWKINS ISD	1,800	1,670	MERIT ENERGY CORP		
WASTE DISPOSAL	1,800	1,670	AB 41 BREWER SURVEY (H C HOLMES HEIRS)	Agent: 549	
HB1984: The Appraised value of \$1,670 in 2025 as compared to \$1,680 in 2020 is a .60% decrease.			.007812 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,800	0	1,670		
CITY OF HAWKINS	1,800	0	1,670		
HAWKINS ISD	1,800	0	1,670		
WASTE DISPOSAL	1,800	0	1,670		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	670	620	Lease: 303410 Type: REAL	Owner #: 703599	
CITY OF HAWKINS	670	620	Legal: HAWKINS FLD UN TR B9-07		
HAWKINS ISD	670	620	MERIT ENERGY CORP		
WASTE DISPOSAL	670	620	AB 41 BREWER SURVEY (LEWIS & MUCHER-J M HENRY)	Agent: 549	
HB1984: The Appraised value of \$620 in 2025 as compared to \$620 in 2020 is a .00% increase.			.001030 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	670	0	620		
CITY OF HAWKINS	670	0	620		
HAWKINS ISD	670	0	620		
WASTE DISPOSAL	670	0	620		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		70	40	Lease: 500084	Type: REAL      Owner #: 703599
HAWKINS ISD		50	30	Legal: P M 2ND SUBCLARKSVILLE UNIT	
WINNSBORO ISD	G	20	10	BUCCANEER OPER LLC	
WASTE DISPOSAL		70	40	AB 16 ARMSTRONG SUR ETAL	
ESD #1	G	70	40	AB 409 J MORRISON SUR ETAL	Agent: 549
				.000021 Royalty Interest	
				Category: G1	
				Railroad #: 4886	
Deductions:					
(G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$40 in 2025		as compared to \$80 in 2020 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	70	0	40		
HAWKINS ISD	50	0	30		
WINNSBORO ISD	0	10	0		
WASTE DISPOSAL	70	0	40		
ESD #1	0	40	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	710	640	Lease: 500378	Type: REAL	Owner #: 703599
HAWKINS ISD	710	640	Legal: WOODBINE -A- FORMATION UNIT		
WASTE DISPOSAL	710	640	BUCCANEER OPERATING		
			AB 229 D GILLIAND SURVEY		
			RRC #4887	*6/15	
				Agent: 549	
			.000344 Royalty Interest		
			Category: G1		
			Railroad #: 4887		
HB1984: The Appraised value of \$640 in 2025			as compared to \$630 in 2020	is a 1.59% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	710	0	640		
HAWKINS ISD	710	0	640		
WASTE DISPOSAL	710	0	640		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	C	820	1,620	Lease: 500429	Type: REAL      Owner #: 703599
QUITMAN ISD	C	820	1,620	Legal: COKE PALUXY UNIT	
HOSPITAL	C	820	1,620	GTG OPERATING LLC	
WASTE DISPOSAL	C	820	1,620	AB 347 J KNIGHT	
				RRC 15483	
					Agent: 549
				.000159 Royalty Interest	
				Category: G1	
				Railroad #: 15483	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,620 in 2025 as compared to \$3,320 in 2020 is a 51.20% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	820	640	980		
QUITMAN ISD	820	640	980		
HOSPITAL	820	640	980		
WASTE DISPOSAL	820	640	980		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	8,670	640	8,170		
WINNSBORO ISD	0	40	0		
WASTE DISPOSAL	8,670	640	8,170		
QUITMAN ISD	1,080	640	1,180		
HOSPITAL	1,080	640	1,180		
CITY OF HAWKINS	6,770	0	6,280		
HAWKINS ISD	7,530	0	6,950		
ESD #1	0	40	0		