

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 TESTAMENTARY TRUST
% 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:	704002 1025
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	C	320	1,060	Lease: 65400 Type: REAL Owner #: 704002
QUITMAN ISD	C	320	1,060	Legal: KIRKLAND-KIRKLAND UN
HOSPITAL	C	320	1,060	ATLAS OPERATING
WASTE DISPOSAL	C	320	1,060	AB 254 E GOODSIR SURVEY
				WELL #4 RRC# 1365
				Agent: 549
				.000772 Royalty Interest
				Category: G1
				Railroad #: 1365
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$1,060 in 2025 as compared to \$20 in 2020 is a 5200.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	60	990	70	
QUITMAN ISD	60	990	70	
HOSPITAL	60	990	70	
WASTE DISPOSAL	60	990	70	

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	10	30	Lease: 66600	Type: REAL Owner #: 704002
QUITMAN ISD	C	10	30	Legal: KIRKLAND N J #5	
HOSPITAL	C	10	30	SOUTHWEST OPER INC	
WASTE DISPOSAL	C	10	30	AB 254 E GOODSIR SURVEY	
				WELL #5 RRC# 1419	
					Agent: 549
				.000097 Royalty Interest	
				Category: G1	
				Railroad #: 1376	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$30 in 2025 as compared to \$20 in 2020 is a 50.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	20	10		
QUITMAN ISD	10	20	10		
HOSPITAL	10	20	10		
WASTE DISPOSAL	10	20	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	C	720	1,560	Lease: 67000	Type: REAL Owner #: 704002
QUITMAN ISD	C	720	1,560	Legal: KIRKLAND P J	
HOSPITAL	C	720	1,560	ATLAS OPERATING	
WASTE DISPOSAL	C	720	1,560	AB 254 E GOODSIR SURVEY	
				RRC#1410 #4-#5 RRC# 2751 #2	
					Agent: 549
				.005208 Royalty Interest	
				Category: G1	
				Railroad #: 1368	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,560 in 2025 as compared to \$980 in 2020 is a 59.18% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	720	700	860		
QUITMAN ISD	720	700	860		
HOSPITAL	720	700	860		
WASTE DISPOSAL	720	700	860		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		30	10	Lease: 125280	Type: REAL Owner #: 704002
QUITMAN ISD		30	10	Legal: QUIT SC EF WF 1 TR 08	
HOSPITAL		30	10	ATLAS OPERATING	
WASTE DISPOSAL		30	10	AB 254 ETAL E GOODSIR ETAL SUR	
				(SHELL-KIRKLAND-HARRIS UN)	
					Agent: 549
				.002187 Royalty Interest	
				Category: G1	
				Railroad #: 5445	
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	30	0	10		
QUITMAN ISD	30	0	10		
HOSPITAL	30	0	10		
WASTE DISPOSAL	30	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	23,040	21,450	Lease: 300240 Type: REAL Owner #: 704002
HAWKINS ISD	23,040	21,450	Legal: HAWKINS FLD UN TR B1-25
WASTE DISPOSAL	23,040	21,450	MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (E W MOORE - B)
HB1984: The Appraised value of \$21,450 in 2025 as compared to \$21,510 in 2020 is a .28% decrease.			.003906 Royalty Interest Category: G1 Railroad #: 5743 Agent: 549
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	23,040	0	21,450
HAWKINS ISD	23,040	0	21,450
WASTE DISPOSAL	23,040	0	21,450

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	23,860	1,710	22,400		
QUITMAN ISD	820	1,710	950		
HOSPITAL	820	1,710	950		
WASTE DISPOSAL	23,860	1,710	22,400		
HAWKINS ISD	23,040	0	21,450		

