

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

FRAZIER NANCY WYATT TRUST
2305 CONNIE DR/APT 204
CANYON LAKE TX 78133-5277



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: 711075 1582

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		19,920	18,550	Lease: 300390 Type: REAL Owner #: 711075	
HAWKINS ISD		19,920	18,550	Legal: HAWKINS FLD UN TR B2-10	
WASTE DISPOSAL		19,920	18,550	MERIT ENERGY CORP AB 300 HERRINGTON SURVEY (B C WYATT)	
				.005327 Royalty Interest Category: G1 Railroad #: 5743	
HB1984: The Appraised value of \$18,550 in 2025 as compared to \$18,610 in 2020 is a .32% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	19,920	0	18,550		
HAWKINS ISD	19,920	0	18,550		
WASTE DISPOSAL	19,920	0	18,550		

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	5,580 5,580 5,580	5,200 5,200 5,200	Lease: 300530 Type: REAL Owner #: 711075 Legal: HAWKINS FLD UN TR B2-24 MERIT ENERGY CORP AB 300 W HERRINGTON SURVEY (T C SNOW) .000723 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$5,200 in 2025 as compared to \$5,210 in 2020 is a .19% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	5,580 5,580 5,580	0 0 0	5,200 5,200 5,200		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY BIG SANDY ISD WASTE DISPOSAL	G	10 10 10	Lease: 301640 Type: REAL Owner #: 711075 Legal: HAWKINS FLD UN TR B4-10 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-A D SNIDER) .000003 Royalty Interest Category: G1 Railroad #: 5743		
Deductions: (G)=LESS THAN \$500 MIN INT No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY BIG SANDY ISD WASTE DISPOSAL	0 0 0	0 10 0	10 0 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL		30 30 30	Lease: 301740 Type: REAL Owner #: 711075 Legal: HAWKINS FLD UN TR B4-20 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-R F GREEN TR-1) .000003 Royalty Interest Category: G1 Railroad #: 5743		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	0 0 0	0 0 0	30 30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	G	60 10 60 60	Lease: 301900 Type: REAL Owner #: 711075 Legal: HAWKINS FLD UN TR B4-37 MERIT ENERGY CORP AB 299 H G HEARD SURVEY (TEXACO-RA-R M COBB) .000003 Royalty Interest Category: G1 Railroad #: 5743
Deductions:	(G)=LESS THAN \$500 MIN INT No 2020 Hist		

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	60		
CITY OF HAWKINS	0	10	0		
HAWKINS ISD	0	0	60		
WASTE DISPOSAL	0	0	60		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	25,500	0	23,850		
HAWKINS ISD	25,500	0	23,840		
WASTE DISPOSAL	25,500	0	23,850		
BIG SANDY ISD	0	10	0		
CITY OF HAWKINS	0	10	0		

