

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

COBB JAMES H ESTATE
NANCY C COBB-TRUSTEE
824 W AVENUE D
SAN ANGELO TX 76903-6748



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: 711612 904 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	240	220	Lease: 301230 Type: REAL Owner #: 711612
HAWKINS ISD	240	220	Legal: HAWKINS FLD UN TR B3-47
WASTE DISPOSAL	240	220	MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST)
HB1984: The Appraised value of \$220 in 2025 as compared to \$220 in 2020 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	240	0	220
HAWKINS ISD	240	0	220
WASTE DISPOSAL	240	0	220

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	240 240 240	220 220 220	Lease: 301230 Type: REAL Owner #: 711612 Legal: HAWKINS FLD UN TR B3-47 MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST) .007639 Override Royalty Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$220 in 2025 as compared to \$220 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	240 240 240	0 0 0	220 220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	970 570 970 970	900 530 900 900	Lease: 301960 Type: REAL Owner #: 711612 Legal: HAWKINS FLD UN TR B4-43 MERIT ENERGY CORP AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS) .001978 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$900 in 2025 as compared to \$900 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	970 570 970 970	0 0 0 0	900 530 900 900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	850 500 850 850	790 460 790 790	Lease: 301960 Type: REAL Owner #: 711612 Legal: HAWKINS FLD UN TR B4-43 MERIT ENERGY CORP AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS) .001732 Override Royalty Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$790 in 2025 as compared to \$790 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	850 500 850 850	0 0 0 0	790 460 790 790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	1,850	1,740	Lease: 302610 Type: REAL Owner #: 711612		
CITY OF HAWKINS	1,850	1,740	Legal: HAWKINS FLD UN TR B7-02		
HAWKINS ISD	1,850	1,740	MERIT ENERGY CORP		
WASTE DISPOSAL	1,850	1,740	AB 41 BREWER SURVEY (COBB HEIRS-B)		
HB1984: The Appraised value of \$1,740 in 2025 as compared to \$1,720 in 2020 is a 1.16% increase.			.007639 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,850	0	1,740		
CITY OF HAWKINS	1,850	0	1,740		
HAWKINS ISD	1,850	0	1,740		
WASTE DISPOSAL	1,850	0	1,740		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	810	760	Lease: 302610 Type: REAL Owner #: 711612		
CITY OF HAWKINS	810	760	Legal: HAWKINS FLD UN TR B7-02		
HAWKINS ISD	810	760	MERIT ENERGY CORP		
WASTE DISPOSAL	810	760	AB 41 BREWER SURVEY (COBB HEIRS-B)		
HB1984: The Appraised value of \$760 in 2025 as compared to \$750 in 2020 is a 1.33% increase.			.003342 Override Royalty Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	810	0	760		
CITY OF HAWKINS	810	0	760		
HAWKINS ISD	810	0	760		
WASTE DISPOSAL	810	0	760		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	440	410	Lease: 303020 Type: REAL Owner #: 711612		
CITY OF HAWKINS	440	410	Legal: HAWKINS FLD UN TR B8-10		
HAWKINS ISD	440	410	MERIT ENERGY CORP		
WASTE DISPOSAL	440	410	AB 41 BREWER SURVEY (COBB HEIRS-E)		
HB1984: The Appraised value of \$410 in 2025 as compared to \$410 in 2020 is a .00% increase.			.001910 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	440	0	410		
CITY OF HAWKINS	440	0	410		
HAWKINS ISD	440	0	410		
WASTE DISPOSAL	440	0	410		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	1,920	1,780	Lease: 303030 Type: REAL Owner #: 711612
CITY OF HAWKINS	1,920	1,780	Legal: HAWKINS FLD UN TR B8-11
HAWKINS ISD	1,920	1,780	MERIT ENERGY CORP
WASTE DISPOSAL	1,920	1,780	AB 41 BREWER SURVEY (J H COBB HEIRS)
HB1984: The Appraised value of \$1,780 in 2025 as compared to \$1,790 in 2020 is a .56% decrease.			.007639 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,920	0	1,780
CITY OF HAWKINS	1,920	0	1,780
HAWKINS ISD	1,920	0	1,780
WASTE DISPOSAL	1,920	0	1,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	50	390	Lease: 500436 Type: REAL Owner #: 711612
HAWKINS ISD	50	390	Legal: HAWKINS W RODESSA OU #1 TR E
WASTE DISPOSAL	50	390	XTO ENERGY AB 604 E WIDEMAN SURVEY ETAL WELL #1 RRC #5444
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$390 in 2025 as compared to \$340 in 2020 is a 14.71% increase.			.007639 Royalty Interest Category: G1 Railroad #: 5444
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	330	60
HAWKINS ISD	50	330	60
WASTE DISPOSAL	50	330	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	50	390	Lease: 500436 Type: REAL Owner #: 711612
HAWKINS ISD	50	390	Legal: HAWKINS W RODESSA OU #1 TR E
WASTE DISPOSAL	50	390	XTO ENERGY AB 604 E WIDEMAN SURVEY ETAL WELL #1 RRC #5444
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$390 in 2025 as compared to \$340 in 2020 is a 14.71% increase.			.007639 Override Royalty Category: G1 Railroad #: 5444
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	330	60
HAWKINS ISD	50	330	60
WASTE DISPOSAL	50	330	60

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,420	660	6,940		
HAWKINS ISD	7,420	660	6,940		
WASTE DISPOSAL	7,420	660	6,940		
CITY OF HAWKINS	6,090	0	5,680		