

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

KFS INVESTMENTS LTD AGENCY
% PDS TAX SERVICES INC
777 TAYLOR STREET PH P1A
FORT WORTH TX 76102-4944



<p align="center">APPRAISAL YEAR 2025</p> <p>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</p> <p>Protest Deadline: 6-13-2025 ARB Hearing: 7-07-2025 Owner: 712593 2477</p> <p>VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.</p>	
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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	10	10	Lease: 71550 Type: REAL Owner #: 712593
QUITMAN ISD	10	10	Legal: MANZIEL G/U 2 #1
HOSPITAL	10	10	FAIR OIL LTD
WASTE DISPOSAL	10	10	AB 458 J POLK SURVEY
			WELL #1 RRC# 70733
			Agent: 773
			.000135 Royalty Interest
			Category: G1
			Railroad #: 70733
HB1984: The Appraised value of \$10 in 2025 as compared to \$20 in 2020 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	0	10
QUITMAN ISD	10	0	10
HOSPITAL	10	0	10
WASTE DISPOSAL	10	0	10

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	170	180	Lease: 127000 Type: REAL Owner #: 712593		
QUITMAN ISD	170	180	Legal: RAPPE-TURNER -1A-		
HOSPITAL	170	180	ATLANTIS OIL		
WASTE DISPOSAL	170	180	AB 10 H ANDERSON SURVEY		
			WELL #1 RRC# 1389		
			.000586 Royalty Interest	Agent: 773	
			Category: G1		
			Railroad #: 1389		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	170	0	180		
QUITMAN ISD	170	0	180		
HOSPITAL	170	0	180		
WASTE DISPOSAL	170	0	180		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	70	60	Lease: 140600 Type: REAL Owner #: 712593		
QUITMAN ISD	70	60	Legal: SHEPPARD-WHATLEY UNIT		
HOSPITAL	70	60	SOUTHWEST OPER INC		
WASTE DISPOSAL	70	60	AB 458 J POLK SURVEY		
			WELLS #1-2 RRC# 874		
			.000495 Royalty Interest	Agent: 773	
			Category: G1		
			Railroad #: 874		
HB1984: The Appraised value of \$60 in 2025 as compared to \$120 in 2020 is a 50.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	70	0	60		
QUITMAN ISD	70	0	60		
HOSPITAL	70	0	60		
WASTE DISPOSAL	70	0	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	950	550	Lease: 500084 Type: REAL Owner #: 712593		
HAWKINS ISD	660	380	Legal: P M 2ND SUBCLARKSVILLE UNIT		
WINNSBORO ISD	300	170	BUCCANEER OPER LLC		
WASTE DISPOSAL	950	550	AB 16 ARMSTRONG SUR ETAL		
ESD #1	950	550	AB 409 J MORRISON SUR ETAL		
			.000282 Royalty Interest	Agent: 773	
			Category: G1		
			Railroad #: 4886		
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$550 in 2025 as compared to \$1,100 in 2020 is a 50.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	950	0	550		
HAWKINS ISD	660	0	380		
WINNSBORO ISD	0	170	0		
WASTE DISPOSAL	950	0	550		
ESD #1	950	0	550		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WINNSBORO ISD WASTE DISPOSAL ESD #1	70 50 20 70 70	40 30 10 40 40	Lease: 500084 Type: REAL Owner #: 712593 Legal: P M 2ND SUBCLARKSVILLE UNIT BUCCANEER OPER LLC AB 16 ARMSTRONG SUR ETAL AB 409 J MORRISON SUR ETAL .000021 Override Royalty Category: G1 Railroad #: 4886 Agent: 773
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 HAWKINS ISD WINNSBORO ISD WASTE DISPOSAL ESD #1	70 50 0 70 70	0 0 10 0 0	40 30 0 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	50 50 50 50	40 40 40 40	Lease: 500241 Type: REAL Owner #: 712593 Legal: SHEPPARD -C- #1 FAIR OIL LTD AB 458 JOHN POLK SURVEY WELL #1 RRC# 186585 .002967 Royalty Interest Category: G1 Railroad #: 186585 Agent: 773
HB1984: The Appraised value of \$40 in 2025 as compared to \$500 in 2020 is a 92.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	50 50 50 50	0 0 0 0	40 40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	60 60 60	50 50 50	Lease: 500378 Type: REAL Owner #: 712593 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 Agent: 773 .000029 Royalty Interest Category: G1 Railroad #: 4887 HB1984: The Appraised value of \$50 in 2025 as compared to \$50 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	60 60 60	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	40	40	Lease: 500378 Type: REAL Owner #: 712593		
HAWKINS ISD	40	40	Legal: WOODBINE -A- FORMATION UNIT		
WASTE DISPOSAL	40	40	BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887	*6/15 Agent: 773	
HB1984: The Appraised value of \$40 in 2025 as compared to \$40 in 2020 is a .00% increase.			.000020 Override Royalty Category: G1 Railroad #: 4887		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	40		
HAWKINS ISD	40	0	40		
WASTE DISPOSAL	40	0	40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	480	370	Lease: 500430 Type: REAL Owner #: 712593		
QUITMAN ISD	480	370	Legal: FOREST HILL SUB-CLKVLE SD UNIT		
HOSPITAL	480	370	P O & G OPERATING		
WASTE DISPOSAL	480	370	AB-128 J C CLARK SURVEY ETAL	Agent: 773	
HB1984: The Appraised value of \$370 in 2025 as compared to \$160 in 2020 is a 131.25% increase.			.000258 Royalty Interest Category: G1 Railroad #: 4065		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	480	0	370		
QUITMAN ISD	480	0	370		
HOSPITAL	480	0	370		
WASTE DISPOSAL	480	0	370		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,900	0	1,340		
QUITMAN ISD	780	0	660		
HOSPITAL	780	0	660		
WASTE DISPOSAL	1,900	0	1,340		
HAWKINS ISD	810	0	500		
WINNSBORO ISD	0	180	0		
ESD #1	1,020	0	590		