

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

UNION FCB TEXAS LTD
RALPH ELLIS
113 SW 8TH AVE
AMARILLO TX 79101-2305



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:	712617 4742
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	30	20	Lease: 22630 Type: REAL Owner #: 712617
WINNSBORO ISD G	30	20	Legal: COKE SC UNIT TR 03
WASTE DISPOSAL	30	20	GTG OPERATING LLC
			AB 534 B SMITH SURVEY
			(DELTA-H D YATES) .0127201
			.003125 Royalty Interest
			Category: G1
			Railroad #: 5678
Deductions: (G)=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$20 in 2025 as compared to \$30 in 2020 is a 33.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	20
WINNSBORO ISD	0	20	0
WASTE DISPOSAL	30	0	20

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	10 10 10	10 10 10	Lease: 300330 Type: REAL Owner #: 712617 Legal: HAWKINS FLD UN TR B2-04 MERIT ENERGY CORP AB 394 H M MCKNIGHT SURVEY (GOODWIN ZUBER) .001563 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$10 in 2025 as compared to \$10 in 2020 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	50 50 50	50 50 50	Lease: 301510 Type: REAL Owner #: 712617 Legal: HAWKINS FLD UN TR B3-75 MERIT ENERGY CORP AB 400 A N MCKNIGHT SURVEY (L C GREER) .003125 Royalty Interest Category: G1 Railroad #: 5743 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	50 50 50	0 0 0	50 50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY BIG SANDY ISD WASTE DISPOSAL	G	20 20 20	Lease: 301640 Type: REAL Owner #: 712617 Legal: HAWKINS FLD UN TR B4-10 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-A D SNIDER) .000004 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 20 0	20 0 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL		40 40 40	Lease: 301740 Type: REAL Owner #: 712617 Legal: HAWKINS FLD UN TR B4-20 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-R F GREEN TR-1) .000004 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	40 40 40		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY			80	Lease: 301900	Type: REAL	Owner #: 712617
CITY OF HAWKINS	G		20	Legal: HAWKINS FLD UN TR B4-37		
HAWKINS ISD			80	MERIT ENERGY CORP		
WASTE DISPOSAL			80	AB 299 H G HEARD SURVEY		
				(TEXACO-RA-R M COBB)		
				.000004 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	80		
CITY OF HAWKINS	0		20	0		
HAWKINS ISD	0		0	80		
WASTE DISPOSAL	0		0	80		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		60	40	Lease: 500084	Type: REAL	Owner #: 712617
HAWKINS ISD		40	30	Legal: P M 2ND SUBCLARKSVILLE UNIT		
WINNSBORO ISD	G	20	10	BUCCANEER OPER LLC		
WASTE DISPOSAL		60	40	AB 16 ARMSTRONG SUR ETAL		
ESD #1	G	60	40	AB 409 J MORRISON SUR ETAL		
				.000019 Royalty Interest		
				Category: G1		
				Railroad #: 4886		
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2025 as compared to \$70 in 2020 is a 42.86% decrease.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60		0	40		
HAWKINS ISD	40		0	30		
WINNSBORO ISD	0		10	0		
WASTE DISPOSAL	60		0	40		
ESD #1	0		40	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	4,200	5,170	Lease: 500087	Type: REAL	Owner #: 712617
MINEOLA ISD	C	4,200	5,170	Legal: SCHNEIDER (BUDA) UNIT		
WASTE DISPOSAL	C	4,200	5,170	MONTARE OPERATING		
				AB 352 K KEATON SUR ETAL		
				AB 575 W TOLLETT SURVEY		
				.000516 Royalty Interest		
				Category: G1		
				Railroad #: 12735		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$5,170 in 2025 as compared to \$3,650 in 2020 is a 41.64% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	4,200		130	5,040		
MINEOLA ISD	4,200		130	5,040		
WASTE DISPOSAL	4,200		130	5,040		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL	10 10 10	10 10 10	Lease: 500276 Type: REAL Owner #: 712617 Legal: PEACOCK MONTARE OPERATING AB 352 K KEATON SURVEY WELL #2 RRC# 14145 .001821 Royalty Interest Category: G1 Railroad #: 14145		
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 MINEOLA ISD WASTE DISPOSAL	10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL		20 20 20	Lease: 500366 Type: REAL Owner #: 712617 Legal: FOSTER MARY LOU #2 VALENCE OPERATING CO AB 607 JESSE WALKER SURVEY WELL #2 RRC# 262941 .000064 Royalty Interest Category: G1 Railroad #: 273261		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	0 0 0	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	380 380 380	340 340 340	Lease: 500378 Type: REAL Owner #: 712617 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 .000182 Royalty Interest Category: G1 Railroad #: 4887		
HB1984: The Appraised value of \$340 in 2025 as compared to \$340 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	380 380 380	0 0 0	340 340 340		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL	340 340 340	280 280 280	Lease: 500469 Type: REAL Owner #: 712617 Legal: WHEELER VALENCE OPERATING CO AB 607 JESSE WALKER SURV RRC 4365 .000057 Royalty Interest Category: G1 Railroad #: 4365		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	340 340 340	0 0 0	280 280 280		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL No 2020 Hist	210 210 210	210 210 210	Lease: 500480 Type: REAL Owner #: 712617 Legal: HUDIE MORGAN - ALEXANDER VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4407 .000096 Royalty Interest Category: G1 Railroad #: 4407		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	210 210 210	0 0 0	210 210 210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL No 2020 Hist	40 40 40	20 20 20	Lease: 500481 Type: REAL Owner #: 712617 Legal: MALLOY UNIT VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4411 .000030 Royalty Interest Category: G1 Railroad #: 4411		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	40 40 40	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL No 2020 Hist	210 210 210	210 210 210	Lease: 500483 Type: REAL Owner #: 712617 Legal: CATFISH VALENCE OPERATING AB 607 WALKER J RRC 4434 1H .000035 Royalty Interest Category: G1 Railroad #: 4434		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	210 210 210	0 0 0	210 210 210		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,540	130	6,390		
WINNSBORO ISD	0	30	0		
WASTE DISPOSAL	5,540	130	6,390		
HAWKINS ISD	480	0	550		
BIG SANDY ISD	0	20	0		
CITY OF HAWKINS	0	20	0		
ESD #1	0	40	0		
MINEOLA ISD	4,210	130	5,050		
YANTIS ISD	800	0	740		

