

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

BUCCANEER OPERATING LLC  
4925 GREENVILLE AVE/STE #530  
DALLAS TX 75206



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:	715544 600
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		5,370	5,370	Lease: 16420	Type: REAL Owner #: 715544
HAWKINS ISD		5,370	5,370	Legal: CANTOS	
WASTE DISPOSAL		5,370	5,370	BUCCANEER OPER LLC	
ESD #1		5,370	5,370	AB 629 G B WATKINS SURVEY	
				WELL #2 RRC# 11119	
				.750000 Working Interest	
				Category: G1	
				Railroad #: 11119	
HB1984: The Appraised value of \$5,370 in 2025 as compared to \$5,370 in 2020 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		5,370	0	5,370	
HAWKINS ISD		5,370	0	5,370	
WASTE DISPOSAL		5,370	0	5,370	
ESD #1		5,370	0	5,370	

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	1,301,590	624,620	Lease: 500084 Type: REAL Owner #: 715544
HAWKINS ISD	898,100	430,990	Legal: P M 2ND SUBCLARKSVILLE UNIT
WINNSBORO ISD	403,490	193,630	BUCCANEER OPER LLC
WASTE DISPOSAL	1,301,590	624,620	AB 16 ARMSTRONG SUR ETAL
ESD #1	1,301,590	624,620	AB 409 J MORRISON SUR ETAL
HB1984: The Appraised value of \$624,620 in 2025 as compared to \$1,498,370 in 2020 is a 58.31% decrease.			.784378 Working Interest Category: G1 Railroad #: 4886
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,301,590	0	624,620
HAWKINS ISD	898,100	0	430,990
WINNSBORO ISD	403,490	0	193,630
WASTE DISPOSAL	1,301,590	0	624,620
ESD #1	1,301,590	0	624,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	C 165,330	204,250	Lease: 500254 Type: REAL Owner #: 715544
HAWKINS ISD	C 165,330	204,250	Legal: WAGONER (1A)
WASTE DISPOSAL	C 165,330	204,250	BUCCANEER OPER LLC
ESD #1	C 165,330	204,250	AB 229 DAVID GILLILAND SURVEY WELL #1A RRC# 13968
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$204,250 in 2025 as compared to \$422,720 in 2020 is a 51.68% decrease.			.775000 Working Interest Category: G1 Railroad #: 13968
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	161,232	10,770	193,480
HAWKINS ISD	161,232	10,770	193,480
WASTE DISPOSAL	161,232	10,770	193,480
ESD #1	161,232	10,770	193,480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	253,770	219,680	Lease: 500353 Type: REAL Owner #: 715544
HAWKINS ISD	253,770	219,680	Legal: SMITH
WASTE DISPOSAL	253,770	219,680	BUCCANEER OPER LLC AB 409 J M MORRISON SURVEY 1/17
HB1984: The Appraised value of \$219,680 in 2025 as compared to \$79,260 in 2020 is a 177.16% increase.			.792601 Working Interest Category: G1 Railroad #: 10868
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	253,770	0	219,680
HAWKINS ISD	253,770	0	219,680
WASTE DISPOSAL	253,770	0	219,680

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		1,267,870	1,110,180	Lease: 500378	Type: REAL Owner #: 715544
HAWKINS ISD		1,267,870	1,110,180	Legal: WOODBINE -A- FORMATION UNIT	
WASTE DISPOSAL		1,267,870	1,110,180	BUCCANEER OPERATING	
				AB 229 D GILLIAND SURVEY	
				RRC #4887	*6/15
				.763741 Working Interest	
				Category: G1	
				Railroad #: 4887	
HB1984: The Appraised value of \$1,110,180 in 2025 as compared to \$1,040,560 in 2020 is a 6.69% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,267,870	0	1,110,180		
HAWKINS ISD	1,267,870	0	1,110,180		
WASTE DISPOSAL	1,267,870	0	1,110,180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		129,240	71,530	Lease: 500395	Type: REAL Owner #: 715544
HAWKINS ISD		129,240	71,530	Legal: MEZZLES	
WASTE DISPOSAL		129,240	71,530	BUCCANEER OPER	
ESD #1		129,240	71,530		
				RRC #10904	
				.779851 Working Interest	
				Category: G1	
				Railroad #: 10904	
HB1984: The Appraised value of \$71,530 in 2025 as compared to \$15,340 in 2020 is a 366.30% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	96,168	0	71,530		
HAWKINS ISD	96,168	0	71,530		
WASTE DISPOSAL	96,168	0	71,530		
ESD #1	96,168	0	71,530		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		5,370	5,370	Lease: 500477	Type: REAL Owner #: 715544
HAWKINS ISD		5,370	5,370	Legal: WAGONER 18-21	
WASTE DISPOSAL		5,370	5,370	BUCCANEER OPERATING	
ESD #1		5,370	5,370		
				RRC #14043	
				.875000 Working Interest	
				Category: G1	
				Railroad #: 14043	
HB1984: The Appraised value of \$5,370 in 2025 as compared to \$5,370 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	5,370	0	5,370		
HAWKINS ISD	5,370	0	5,370		
WASTE DISPOSAL	5,370	0	5,370		
ESD #1	5,370	0	5,370		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	C	5,120	9,780	Lease: 500494	Type: REAL Owner #: 715544
HAWKINS ISD	C	5,120	9,780	Legal: SMITH #3	
WASTE DISPOSAL	C	5,120	9,780	BUCCANEER OPERATING	
				AB 409 MORRISON J M SURVEY	
				WELL #3 RRC #11218	
				1.000000 Working Interest	
				Category: G1	
				Railroad #: 11218	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	5,120	3,640	6,140		
HAWKINS ISD	5,120	3,640	6,140		
WASTE DISPOSAL	5,120	3,640	6,140		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,096,490	14,410	2,236,370		
HAWKINS ISD	2,693,000	14,410	2,042,740		
WASTE DISPOSAL	3,096,490	14,410	2,236,370		
ESD #1	1,569,730	10,770	900,370		
WINNSBORO ISD	403,490	0	193,630		