

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

NAIL BAY ROYALTIES LLC
% KIRKWOOD & DARBY INC
2601 SCOTT AVENUE SUITE 400
FORT WORTH TX 76103



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:	715574 3309
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 HAWKINS ISD G WASTE DISPOSAL		10 10 10	Lease: 50800 Type: REAL Owner #: 715574 Legal: HAWKINS G/U 5-1 MMGL EAST TEXAS II AB 645 ETL WATSON-MOSELEY SURS WELL #1 RRC# 33093 .000003 Royalty Interest Category: G1 Railroad #: 33093 Agent: 300
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	10
HAWKINS ISD	0	10	0
WASTE DISPOSAL	0	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	1,460	1,540	Lease: 127000 Type: REAL Owner #: 715574		
QUITMAN ISD	1,460	1,540	Legal: RAPPE-TURNER -1A-		
HOSPITAL	1,460	1,540	ATLANTIS OIL		
WASTE DISPOSAL	1,460	1,540	AB 10 H ANDERSON SURVEY		
			WELL #1 RRC# 1389		
			.004992 Override Royalty	Agent: 300	
			Category: G1		
			Railroad #: 1389		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,460	0	1,540		
QUITMAN ISD	1,460	0	1,540		
HOSPITAL	1,460	0	1,540		
WASTE DISPOSAL	1,460	0	1,540		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	810	990	Lease: 500087 Type: REAL Owner #: 715574		
MINEOLA ISD	810	990	Legal: SCHNEIDER (BUDA) UNIT		
WASTE DISPOSAL	810	990	MONTARE OPERATING		
			AB 352 K KEATON SUR ETAL		
			AB 575 W TOLLETT SURVEY	Agent: 300	
			.000099 Royalty Interest		
			Category: G1		
			Railroad #: 12735		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$990 in 2025 as compared to \$3,250 in 2020 is a 69.54% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	810	20	970		
MINEOLA ISD	810	20	970		
WASTE DISPOSAL	810	20	970		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		10	Lease: 500280 Type: REAL Owner #: 715574		
MINEOLA ISD		10	Legal: JONES -A-		
WASTE DISPOSAL		10	MONTARE OPERATING		
			AB 575 WESLEY TOLLETT SURVEY		
			WELL #3ST RRC# 195656	Agent: 300	
			.000079 Royalty Interest		
			Category: G1		
			Railroad #: 195656		
HB1984: The Appraised value of \$10 in 2025 as compared to \$100 in 2020 is a 90.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	10		
MINEOLA ISD	0	0	10		
WASTE DISPOSAL	0	0	10		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,270	20	2,530		
HAWKINS ISD	0	10	0		
WASTE DISPOSAL	2,270	20	2,530		
QUITMAN ISD	1,460	0	1,540		
HOSPITAL	1,460	0	1,540		
MINEOLA ISD	810	20	980		