

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

WESTBOURNE LLC
% HARDING & CARBONE INC
1235 NORTH LOOP WEST STE 205
HOUSTON TX 77008



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: 715928 4928

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		170	60	Lease: 2000 Type: REAL Owner #: 715928
CITY OF ALBA	G	50	20	Legal: ALBA (SC) NORTH CENTRAL UNIT
ALBA-GOLDEN ISD	G	170	60	84 ENERGY LLC
WASTE DISPOSAL		170	60	AB 109 J CRAWFORD ETAL SURVEY
				RRC# 11745
				Agent: 280
				.000494 Royalty Interest
				Category: G1
				Railroad #: 11745
Deductions: (G)=LESS THAN \$500 MIN INT				
HB1984: The Appraised value of \$60 in 2025 as compared to \$740 in 2020 is a 91.89% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	170	0	60	
CITY OF ALBA	0	20	0	
ALBA-GOLDEN ISD	0	60	0	
WASTE DISPOSAL	170	0	60	

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	1,150	870	Lease: 10400 Type: REAL	Owner #: 715928	
QUITMAN ISD	1,150	870	Legal: BLALOCK JOHN R HEIRS		
HOSPITAL	1,150	870	TTK ENERGY		
WASTE DISPOSAL	1,150	870	AB 10 ANDERSON SURVEY		
			WELL #1 RRC# 5221		
			.009155 Royalty Interest	Agent: 280	
			Category: G1		
			Railroad #: 5221		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,150	0	870		
QUITMAN ISD	1,150	0	870		
HOSPITAL	1,150	0	870		
WASTE DISPOSAL	1,150	0	870		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	360	80	Lease: 10800 Type: REAL	Owner #: 715928	
QUITMAN ISD	360	80	Legal: BLALOCK JOHN R -A-		
HOSPITAL	360	80	ATLAS OPERATING LLC		
WASTE DISPOSAL	360	80	AB 10 ANDERSON SURVEY		
			(WELL-4-5-6-7-9U-9L)		
			.001306 Royalty Interest	Agent: 280	
			Category: G1		
			Railroad #: 1439		
HB1984: The Appraised value of \$80 in 2025 as compared to \$260 in 2020 is a 69.23% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	360	0	80		
QUITMAN ISD	360	0	80		
HOSPITAL	360	0	80		
WASTE DISPOSAL	360	0	80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	640	140	Lease: 10800 Type: REAL	Owner #: 715928	
QUITMAN ISD	640	140	Legal: BLALOCK JOHN R -A-		
HOSPITAL	640	140	ATLAS OPERATING LLC		
WASTE DISPOSAL	640	140	AB 10 ANDERSON SURVEY		
			(WELL-4-5-6-7-9U-9L)		
			.002286 Override Royalty	Agent: 280	
			Category: G1		
			Railroad #: 1439		
HB1984: The Appraised value of \$140 in 2025 as compared to \$450 in 2020 is a 68.89% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	640	0	140		
QUITMAN ISD	640	0	140		
HOSPITAL	640	0	140		
WASTE DISPOSAL	640	0	140		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		240	180	Lease: 11500	Type: REAL	Owner #: 715928
QUITMAN ISD		240	180	Legal: BLALOCK J R -A-		
HOSPITAL		240	180	ATLAS OPERATING		
WASTE DISPOSAL		240	180	AB 10 H ANDERSON SURVEY		
				(WELL #8)		
				.001306 Royalty Interest		Agent: 280
				Category: G1		
				Railroad #: 5682		
HB1984: The Appraised value of \$180 in 2025 as compared to \$240 in 2020 is a 25.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		227	0	180		
QUITMAN ISD		227	0	180		
HOSPITAL		227	0	180		
WASTE DISPOSAL		227	0	180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		430	320	Lease: 11500	Type: REAL	Owner #: 715928
QUITMAN ISD		430	320	Legal: BLALOCK J R -A-		
HOSPITAL		430	320	ATLAS OPERATING		
WASTE DISPOSAL		430	320	AB 10 H ANDERSON SURVEY		
				(WELL #8)		
				.002287 Override Royalty		Agent: 280
				Category: G1		
				Railroad #: 5682		
HB1984: The Appraised value of \$320 in 2025 as compared to \$420 in 2020 is a 23.81% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		394	0	320		
QUITMAN ISD		394	0	320		
HOSPITAL		394	0	320		
WASTE DISPOSAL		394	0	320		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	290	380	Lease: 16200	Type: REAL	Owner #: 715928
QUITMAN ISD	C	290	380	Legal: CAIN		
HOSPITAL	C	290	380	ATLANTIS OIL CO INC		
WASTE DISPOSAL	C	290	380	AB 10 H ANDERSON SURVEY		
				RRC# 10321 WELL #1		
				.005070 Royalty Interest		Agent: 280
				Category: G1		
				Railroad #: 10321		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$380 in 2025 as compared to \$550 in 2020 is a 30.91% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		107	250	130		
QUITMAN ISD		107	250	130		
HOSPITAL		107	250	130		
WASTE DISPOSAL		107	250	130		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	540	890	Lease: 61200	Type: REAL	Owner #: 715928
QUITMAN ISD	C	540	890	Legal: JOHNSON B L -E-		
HOSPITAL	C	540	890	WYNN-CROSBY OPER		
WASTE DISPOSAL	C	540	890	AB 10 H ANDERSON SURVEY		
				RRC# 1379		
					Agent: 280	
				.001306 Royalty Interest		
				Category: G1		
				Railroad #: 1379		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$890 in 2025 as compared to \$1,030 in 2020 is a 13.59% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		540	240	650		
QUITMAN ISD		540	240	650		
HOSPITAL		540	240	650		
WASTE DISPOSAL		540	240	650		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	940	1,560	Lease: 61200	Type: REAL	Owner #: 715928
QUITMAN ISD	C	940	1,560	Legal: JOHNSON B L -E-		
HOSPITAL	C	940	1,560	WYNN-CROSBY OPER		
WASTE DISPOSAL	C	940	1,560	AB 10 H ANDERSON SURVEY		
				RRC# 1379		
					Agent: 280	
				.002287 Override Royalty		
				Category: G1		
				Railroad #: 1379		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,560 in 2025 as compared to \$1,800 in 2020 is a 13.33% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		940	430	1,130		
QUITMAN ISD		940	430	1,130		
HOSPITAL		940	430	1,130		
WASTE DISPOSAL		940	430	1,130		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	350	320	Lease: 147900	Type: REAL	Owner #: 715928
QUITMAN ISD	C	350	320	Legal: STONE-JOHNSON -A-		
HOSPITAL	C	350	320	ATLANTIS OIL		
WASTE DISPOSAL	C	350	320	AB 10 H ANDERSON SURVEY		
				RRC# 1342 WELL #1R		
					Agent: 280	
				.001306 Royalty Interest		
				Category: G1		
				Railroad #: 1342		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		218	60	260		
QUITMAN ISD		218	60	260		
HOSPITAL		218	60	260		
WASTE DISPOSAL		218	60	260		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	620	560	Lease: 147900	Type: REAL	Owner #: 715928
QUITMAN ISD	C	620	560	Legal: STONE-JOHNSON -A-		
HOSPITAL	C	620	560	ATLANTIS OIL		
WASTE DISPOSAL	C	620	560	AB 10 H ANDERSON SURVEY		
				RRC# 1342 WELL #1R		
				.002286 Override Royalty		Agent: 280
				Category: G1		
				Railroad #: 1342		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		394	90	470		
QUITMAN ISD		394	90	470		
HOSPITAL		394	90	470		
WASTE DISPOSAL		394	90	470		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		360	320	Lease: 148200	Type: REAL	Owner #: 715928
QUITMAN ISD		360	320	Legal: STONE-JOHNSON -C1-		
HOSPITAL		360	320	WYNN-CROSBY OPER		
WASTE DISPOSAL		360	320	AB 10 H ANDERSON SURVEY		
				(RR #5522-RR #1446)		
				.001306 Royalty Interest		Agent: 280
				Category: G1		
				Railroad #: 1380		
HB1984: The Appraised value of \$320 in 2025 as compared to \$450 in 2020 is a 28.89% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		360	0	320		
QUITMAN ISD		360	0	320		
HOSPITAL		360	0	320		
WASTE DISPOSAL		360	0	320		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		620	570	Lease: 148200	Type: REAL	Owner #: 715928
QUITMAN ISD		620	570	Legal: STONE-JOHNSON -C1-		
HOSPITAL		620	570	WYNN-CROSBY OPER		
WASTE DISPOSAL		620	570	AB 10 H ANDERSON SURVEY		
				(RR #5522-RR #1446)		
				.002287 Override Royalty		Agent: 280
				Category: G1		
				Railroad #: 1380		
HB1984: The Appraised value of \$570 in 2025 as compared to \$790 in 2020 is a 27.85% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		620	0	570		
QUITMAN ISD		620	0	570		
HOSPITAL		620	0	570		
WASTE DISPOSAL		620	0	570		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	260 260 260	60 60 60	Lease: 500067 Type: REAL Owner #: 715928 Legal: GARRETT TRUST #2 VALENCE OPERATING CO AB 225 J GROCE SURVEY WELL #2 RRC# 12366 .003131 Royalty Interest Category: G1 Railroad #: 280103 Agent: 280 HB1984: The Appraised value of \$60 in 2025 as compared to \$140 in 2020 is a 57.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	260 260 260	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	500 500 500 500	270 270 270 270	Lease: 500348 Type: REAL Owner #: 715928 Legal: BAYLOR UNIVERSITY UNIT SOOuthwest OPER-TYLR AB 1 BARNHILL W SURVEY RRC# 14942 .001535 Royalty Interest Category: G1 Railroad #: 268311 Agent: 280 No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	500 500 500 500	0 0 0 0	270 270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL		610 610 610	Lease: 500366 Type: REAL Owner #: 715928 Legal: FOSTER MARY LOU #2 VALENCE OPERATING CO AB 607 JESSE WALKER SURVEY WELL #2 RRC# 262941 .002001 Royalty Interest Category: G1 Railroad #: 273261 Agent: 280 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	610 610 610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	410 410 410 410	310 310 310 310	Lease: 500417 Type: REAL Owner #: 715928 Legal: JOHNSON B L -B- (01) WYNN-CROSBY OPER LTD RRC #1377 .001306 Royalty Interest Category: G1 Railroad #: 1377 Agent: 280 HB1984: The Appraised value of \$310 in 2025 as compared to \$350 in 2020 is a 11.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	410 410 410 410	0 0 0 0	310 310 310 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	720 720 720 720	550 550 550 550	Lease: 500417 Type: REAL Owner #: 715928 Legal: JOHNSON B L -B- (01) WYNN-CROSBY OPER LTD RRC #1377 .002287 Override Royalty Category: G1 Railroad #: 1377 Agent: 280
HB1984: The Appraised value of \$550 in 2025 as compared to \$610 in 2020 is a 9.84% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	720 720 720 720	0 0 0 0	550 550 550 550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	21,140 21,140 21,140	17,120 17,120 17,120	Lease: 500469 Type: REAL Owner #: 715928 Legal: WHEELER VALENCE OPERATING CO AB 607 JESSE WALKER SURV RRC 4365 Agent: 280 .003521 Royalty Interest Category: G1 Railroad #: 4365
HB1984: The Appraised value of \$17,120 in 2025 as compared to \$61,550 in 2020 is a 72.19% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	21,140 21,140 21,140	0 0 0	17,120 17,120 17,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	1,300 1,300 1,300	1,300 1,300 1,300	Lease: 500480 Type: REAL Owner #: 715928 Legal: HUDIE MORGAN - ALEXANDER VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4407 Agent: 280 .000588 Royalty Interest Category: G1 Railroad #: 4407
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	1,300 1,300 1,300	0 0 0	1,300 1,300 1,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	200 200 200	100 100 100	Lease: 500481 Type: REAL Owner #: 715928 Legal: MALLOY UNIT VALENCE OPERATING CO AB 607 WALKER J SURVEY RRC #4411 Agent: 280 .000162 Royalty Interest Category: G1 Railroad #: 4411
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	200 200 200	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	21,630	22,050	Lease: 500483 Type: REAL	Owner #: 715928	
YANTIS ISD	21,630	22,050	Legal: CATFISH		
WASTE DISPOSAL	21,630	22,050	VALENCE OPERATING		
			AB 607 WALKER J		
			RRC 4434 1H		
			.003634 Royalty Interest	Agent: 280	
			Category: G1		
			Railroad #: 4434		
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	21,630	0	22,050		
YANTIS ISD	21,630	0	22,050		
WASTE DISPOSAL	21,630	0	22,050		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	2,990	6,380	Lease: 500484 Type: REAL	Owner #: 715928	
YANTIS ISD	2,990	6,380	Legal: BASS		
WASTE DISPOSAL	2,990	6,380	VALENCE OPERATING		
			AB 607 WALKER J		
			RRC # 4435 1H		
			.001890 Royalty Interest	Agent: 280	
			Category: G1		
			Railroad #: 4435		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,990	2,790	3,590		
YANTIS ISD	2,990	2,790	3,590		
WASTE DISPOSAL	2,990	2,790	3,590		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	55,270	3,860	51,140		
CITY OF ALBA	0	20	0		
ALBA-GOLDEN ISD	0	60	0		
WASTE DISPOSAL	55,270	3,860	51,140		
QUITMAN ISD	7,580	1,070	6,250		
HOSPITAL	7,580	1,070	6,250		
YANTIS ISD	47,520	2,790	44,830		