

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

JOHNSON MELISSA MINSHEW
31618 SUNNY BANKS CT.
FULSHEAR TX 77441



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: 715973 2349

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	20	20	Lease: 300300 Type: REAL Owner #: 715973
HAWKINS ISD	20	20	Legal: HAWKINS FLD UN TR B2-01
WASTE DISPOSAL	20	20	MERIT ENERGY CORP AB 460 J POLLEY SURVEY (W T MINSHEW)
HB1984: The Appraised value of \$20 in 2025 as compared to \$20 in 2020 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	20
HAWKINS ISD	20	0	20
WASTE DISPOSAL	20	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	1,670	1,560	Lease: 300500 Type: REAL Owner #: 715973		
HAWKINS ISD	1,670	1,560	Legal: HAWKINS FLD UN TR B2-21		
WASTE DISPOSAL	1,670	1,560	MERIT ENERGY CORP AB 137 J B CRAIN SURVEY (W T MINSHEW EST-1)		
.001081 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$1,560 in 2025 as compared to \$1,560 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,670	0	1,560		
HAWKINS ISD	1,670	0	1,560		
WASTE DISPOSAL	1,670	0	1,560		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	1,400	1,300	Lease: 300510 Type: REAL Owner #: 715973		
HAWKINS ISD	1,400	1,300	Legal: HAWKINS FLD UN TR B2-22		
WASTE DISPOSAL	1,400	1,300	MERIT ENERGY CORP AB 300 W HERRINGTON SURVEY (W T MINSHEW EST-B)		
.000811 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$1,300 in 2025 as compared to \$1,310 in 2020 is a .76% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,400	0	1,300		
HAWKINS ISD	1,400	0	1,300		
WASTE DISPOSAL	1,400	0	1,300		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	4,630	4,310	Lease: 302110 Type: REAL Owner #: 715973		
CITY OF HAWKINS	4,630	4,310	Legal: HAWKINS FLD UN TR B5-02		
HAWKINS ISD	4,630	4,310	MERIT ENERGY CORP		
WASTE DISPOSAL	4,630	4,310	AB 41 BREWER SURVEY (H E MINSHEW)		
.015625 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$4,310 in 2025 as compared to \$4,320 in 2020 is a .23% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	4,630	0	4,310		
CITY OF HAWKINS	4,630	0	4,310		
HAWKINS ISD	4,630	0	4,310		
WASTE DISPOSAL	4,630	0	4,310		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	270	250	Lease: 302140 Type: REAL Owner #: 715973		
CITY OF HAWKINS	270	250	Legal: HAWKINS FLD UN TR B5-05		
HAWKINS ISD	270	250	MERIT ENERGY CORP		
WASTE DISPOSAL	270	250	AB 41 BREWER SURVEY (J B HOLMES)		
.000976 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$250 in 2025 as compared to \$250 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	270	0	250		
CITY OF HAWKINS	270	0	250		
HAWKINS ISD	270	0	250		
WASTE DISPOSAL	270	0	250		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		4,280	3,990	Lease: 302190 Type: REAL Owner #: 715973		
CITY OF HAWKINS		4,280	3,990	Legal: HAWKINS FLD UN TR B5-10		
HAWKINS ISD		4,280	3,990	MERIT ENERGY CORP		
WASTE DISPOSAL		4,280	3,990	AB 41 BREWER SURVEY (HUGH MINSHEW)		
				.015625 Royalty Interest		
				Category: G1		
				Railroad #: 5743		
HB1984: The Appraised value of \$3,990 in 2025 as compared to \$4,000 in 2020 is a .25% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		4,280	0	3,990		
CITY OF HAWKINS		4,280	0	3,990		
HAWKINS ISD		4,280	0	3,990		
WASTE DISPOSAL		4,280	0	3,990		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	12,270	0	11,430		
HAWKINS ISD	12,270	0	11,430		
WASTE DISPOSAL	12,270	0	11,430		
CITY OF HAWKINS	9,180	0	8,550		

