

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

COBB FAMILY TRUST
DANNA MCGOWAN-TTEE
1923 WOODHUE DR
SPRING TX 77386



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:	716202 903
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 WASTE DISPOSAL No 2020 Hist		80 80 80	Lease: 300490 Type: REAL Owner #: 716202 Legal: HAWKINS FLD UN TR B2-20 MERIT ENERGY CORP AB 137 J B CRAIN SURVEY (TEXACO-R F GREEN TR-2-3) .000111 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	80
HAWKINS ISD	0	0	80
WASTE DISPOSAL	0	0	80

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	64,410	59,970	Lease: 301080 Type: REAL Owner #: 716202		
CITY OF HAWKINS	64,410	59,970	Legal: HAWKINS FLD UN TR B3-32		
HAWKINS ISD	64,410	59,970	MERIT ENERGY CORP		
WASTE DISPOSAL	64,410	59,970	AB 41 BREWER SURVEY (C C YATES)		
HB1984: The Appraised value of \$59,970 in 2025 as compared to \$60,140 in 2020 is a .28% decrease.			.025000 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	64,410	0	59,970		
CITY OF HAWKINS	64,410	0	59,970		
HAWKINS ISD	64,410	0	59,970		
WASTE DISPOSAL	64,410	0	59,970		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	40	40	Lease: 301230 Type: REAL Owner #: 716202		
HAWKINS ISD	40	40	Legal: HAWKINS FLD UN TR B3-47		
WASTE DISPOSAL	40	40	MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST)		
HB1984: The Appraised value of \$40 in 2025 as compared to \$40 in 2020 is a .00% increase.			.001389 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	40		
HAWKINS ISD	40	0	40		
WASTE DISPOSAL	40	0	40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	40	40	Lease: 301230 Type: REAL Owner #: 716202		
HAWKINS ISD	40	40	Legal: HAWKINS FLD UN TR B3-47		
WASTE DISPOSAL	40	40	MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (FAIR-J O COBB EST)		
HB1984: The Appraised value of \$40 in 2025 as compared to \$40 in 2020 is a .00% increase.			.001389 Override Royalty Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	40		
HAWKINS ISD	40	0	40		
WASTE DISPOSAL	40	0	40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		870	Lease: 301640 Type: REAL Owner #: 716202		
BIG SANDY ISD		870	Legal: HAWKINS FLD UN TR B4-10		
WASTE DISPOSAL		870	MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-A D SNIDER)		
No 2020 Hist			.000180 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	870		
BIG SANDY ISD	0	0	870		
WASTE DISPOSAL	0	0	870		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist		1,650 1,650 1,650	Lease: 301740 Type: REAL Owner #: 716202 Legal: HAWKINS FLD UN TR B4-20 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-R F GREEN TR-1) .000180 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	0 0 0	0 0 0	1,650 1,650 1,650		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL No 2020 Hist		3,520 830 3,520 3,520	Lease: 301900 Type: REAL Owner #: 716202 Legal: HAWKINS FLD UN TR B4-37 MERIT ENERGY CORP AB 299 H G HEARD SURVEY (TEXACO-RA-R M COBB) .000180 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	0 0 0 0	0 0 0 0	3,520 830 3,520 3,520		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL HB1984: The Appraised value of \$150 in 2025 as compared to	1,230 490 1,230 1,230	150 60 150 150	Lease: 301940 Type: REAL Owner #: 716202 Legal: HAWKINS FLD UN TR B4-41 MERIT ENERGY CORP AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR #1) .000180 Royalty Interest Category: G1 Railroad #: 5743		
			\$1,150 in 2020 is a 86.96% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	1,230 490 1,230 1,230	0 0 0 0	150 60 150 150		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	200	190	Lease: 301960 Type: REAL Owner #: 716202
CITY OF HAWKINS	120	110	Legal: HAWKINS FLD UN TR B4-43
HAWKINS ISD	200	190	MERIT ENERGY CORP
WASTE DISPOSAL	200	190	AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS)
HB1984: The Appraised value of \$190 in 2025 as compared to \$190 in 2020 is a .00% increase.			.000417 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	0	190
CITY OF HAWKINS	120	0	110
HAWKINS ISD	200	0	190
WASTE DISPOSAL	200	0	190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	180	170	Lease: 301960 Type: REAL Owner #: 716202
CITY OF HAWKINS	110	100	Legal: HAWKINS FLD UN TR B4-43
HAWKINS ISD	180	170	MERIT ENERGY CORP
WASTE DISPOSAL	180	170	AB 499 H F ROBINSON SURVEY (LEWIS-MUCHER-H S COBB HRS)
HB1984: The Appraised value of \$170 in 2025 as compared to \$170 in 2020 is a .00% increase.			.000365 Override Royalty Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	0	170
CITY OF HAWKINS	110	0	100
HAWKINS ISD	180	0	170
WASTE DISPOSAL	180	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	380	120	Lease: 302030 Type: REAL Owner #: 716202
CITY OF HAWKINS	160	50	Legal: HAWKINS FLD UN TR B4-50
HAWKINS ISD	380	120	MERIT ENERGY CORP
WASTE DISPOSAL	380	120	AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR-2)
HB1984: The Appraised value of \$120 in 2025 as compared to \$350 in 2020 is a 65.71% decrease.			.000180 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	380	0	120
CITY OF HAWKINS	160	0	50
HAWKINS ISD	380	0	120
WASTE DISPOSAL	380	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	20 20 20	20 20 20	Lease: 302040 Type: REAL Owner #: 716202 Legal: HAWKINS FLD UN TR B4-51 MERIT ENERGY CORP AB 400 ETAL MCKNIGHT ETAL SUR (TEXACO-GREER-COBB) .000180 Royalty Interest Category: G1 Railroad #: 5743		
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 HAWKINS ISD WASTE DISPOSAL	20 20 20	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	340 340 340 340	320 320 320 320	Lease: 302610 Type: REAL Owner #: 716202 Legal: HAWKINS FLD UN TR B7-02 MERIT ENERGY CORP AB 41 BREWER SURVEY (COBB HEIRS-B) .001389 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$320 in 2025 as compared to \$310 in 2020 is a 3.23% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	340 340 340 340	0 0 0 0	320 320 320 320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	150 150 150 150	140 140 140 140	Lease: 302610 Type: REAL Owner #: 716202 Legal: HAWKINS FLD UN TR B7-02 MERIT ENERGY CORP AB 41 BREWER SURVEY (COBB HEIRS-B) .000608 Override Royalty Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$140 in 2025 as compared to \$140 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	150 150 150 150	0 0 0 0	140 140 140 140		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	80	80	Lease: 303020 Type: REAL Owner #: 716202		
CITY OF HAWKINS	80	80	Legal: HAWKINS FLD UN TR B8-10		
HAWKINS ISD	80	80	MERIT ENERGY CORP		
WASTE DISPOSAL	80	80	AB 41 BREWER SURVEY (COBB HEIRS-E)		
HB1984: The Appraised value of \$80 in 2025 as compared to \$80 in 2020 is a .00% increase.			.000347 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	80	0	80		
CITY OF HAWKINS	80	0	80		
HAWKINS ISD	80	0	80		
WASTE DISPOSAL	80	0	80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	350	320	Lease: 303030 Type: REAL Owner #: 716202		
CITY OF HAWKINS	350	320	Legal: HAWKINS FLD UN TR B8-11		
HAWKINS ISD	350	320	MERIT ENERGY CORP		
WASTE DISPOSAL	350	320	AB 41 BREWER SURVEY (J H COBB HEIRS)		
HB1984: The Appraised value of \$320 in 2025 as compared to \$330 in 2020 is a 3.03% decrease.			.001389 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	350	0	320		
CITY OF HAWKINS	350	0	320		
HAWKINS ISD	350	0	320		
WASTE DISPOSAL	350	0	320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	28,680	26,710	Lease: 303160 Type: REAL Owner #: 716202		
CITY OF HAWKINS	28,680	26,710	Legal: HAWKINS FLD UN TR B8-24		
HAWKINS ISD	28,680	26,710	MERIT ENERGY CORP		
WASTE DISPOSAL	28,680	26,710	AB 41 BREWER SURVEY (MRS LOVIE COBB EST)		
HB1984: The Appraised value of \$26,710 in 2025 as compared to \$26,780 in 2020 is a .26% decrease.			.125000 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	28,680	0	26,710		
CITY OF HAWKINS	28,680	0	26,710		
HAWKINS ISD	28,680	0	26,710		
WASTE DISPOSAL	28,680	0	26,710		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	C	10	70	Lease: 500436	Type: REAL Owner #: 716202
HAWKINS ISD	C	10	70	Legal: HAWKINS W RODESSA OU #1 TR E	
WASTE DISPOSAL	C	10	70	XTO ENERGY	
				AB 604 E WIDEMAN SURVEY ETAL	
				WELL #1	RRC #5444
				.001388 Royalty Interest	
				Category: G1	
				Railroad #: 5444	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$70 in 2025 as compared to \$60 in 2020 is a 16.67% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	60	10		
HAWKINS ISD	10	60	10		
WASTE DISPOSAL	10	60	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY	C	10	70	Lease: 500436	Type: REAL Owner #: 716202
HAWKINS ISD	C	10	70	Legal: HAWKINS W RODESSA OU #1 TR E	
WASTE DISPOSAL	C	10	70	XTO ENERGY	
				AB 604 E WIDEMAN SURVEY ETAL	
				WELL #1	RRC #5444
				.001389 Override Royalty	
				Category: G1	
				Railroad #: 5444	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$70 in 2025 as compared to \$60 in 2020 is a 16.67% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	60	10		
HAWKINS ISD	10	60	10		
WASTE DISPOSAL	10	60	10		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	96,120	120	94,410		
HAWKINS ISD	96,120	120	93,540		
WASTE DISPOSAL	96,120	120	94,410		
CITY OF HAWKINS	94,890	0	88,690		
BIG SANDY ISD	0	0	870		

