

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

STEINMANN VIVIAN S BYPASS TR
LANDER WENDLAND-TTEE
5161 SAN FELIPE ST STE320 #178
HOUSTON TX 77056



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: 716519 4436

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	440	410	Lease: 300040 Type: REAL Owner #: 716519
HAWKINS ISD	440	410	Legal: HAWKINS FLD UN TR B1-05
WASTE DISPOSAL	440	410	MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (W J SHAMBURGER EST)
HB1984: The Appraised value of \$410 in 2025 as compared to \$410 in 2020 is a .00% increase.			.000325 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	440	0	410
HAWKINS ISD	440	0	410
WASTE DISPOSAL	440	0	410

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 HAWKINS ISD WASTE DISPOSAL	180 180 180	170 170 170	Lease: 300090 Type: REAL Owner #: 716519 Legal: HAWKINS FLD UN TR B1-10 MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (MRS N M SHAMBURGER-B) .000081 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$170 in 2025 as compared to \$170 in 2020 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	180 180 180	0 0 0	170 170 170		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	2,460 2,460 2,460	2,290 2,290 2,290	Lease: 300400 Type: REAL Owner #: 716519 Legal: HAWKINS FLD UN TR B2-11 MERIT ENERGY CORP AB 300 W HERRINGTON SURVEY (J B SMITH TR#1) .000651 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$2,290 in 2025 as compared to \$2,300 in 2020 is a .43% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	2,460 2,460 2,460	0 0 0	2,290 2,290 2,290		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	13,250 13,250 13,250	12,340 12,340 12,340	Lease: 301590 Type: REAL Owner #: 716519 Legal: HAWKINS FLD UN TR B4-05 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (AMOCO-C C MILLER) .000829 Override Royalty Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$12,340 in 2025 as compared to \$12,380 in 2020 is a .32% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	13,250 13,250 13,250	0 0 0	12,340 12,340 12,340		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	720 720 720 720	670 670 670 670	Lease: 302400 Type: REAL Owner #: 716519 Legal: HAWKINS FLD UN TR B6-06 MERIT ENERGY CORP AB 41 BREWER SURVEY (TEX-JERSEY-T C MCCLENNERY) .001563 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$670 in 2025 as compared to \$670 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	720 720 720 720	0 0 0 0	670 670 670 670		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	17,050	0	15,880		
HAWKINS ISD	17,050	0	15,880		
WASTE DISPOSAL	17,050	0	15,880		
CITY OF HAWKINS	720	0	670		

