

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

BAILEY EDWARD L  
9469 CRANE ST  
LANTANA TX 76226-6464



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:	716749 164
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		370	420	Lease: 500369      Type: REAL      Owner #: 716749	
HAWKINS ISD		370	420	Legal: RICHARD MATTHEWS ET AL (01)	
WASTE DISPOSAL		370	420	MAXIMUS OPERATING AB 271 S HOUSTON SURVEY RRC #15111      WELL #1	
HB1984: The Appraised value of \$420 in 2025			as compared to	\$950 in 2020 is a 55.79% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	370	0	420		
HAWKINS ISD	370	0	420		
WASTE DISPOSAL	370	0	420		

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	7,070 7,070 7,070	5,790 5,790 5,790	Lease: 500384 Type: REAL Owner #: 716749 Legal: RICHARD MATTHEWS ET AL (02) MAXIMUS OPERATING AB-271 S HOUSTON SURVEY RRC #15141 WELL #2  .002813 Override Royalty Category: G1 Railroad #: 15141
HB1984: The Appraised value of \$5,790 in 2025 as compared to \$11,020 in 2020 is a 47.46% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	7,070 7,070 7,070	0 0 0	5,790 5,790 5,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	C 5,040 C 5,040 C 5,040	6,810 6,810 6,810	Lease: 500490 Type: REAL Owner #: 716749 Legal: RAY #1 STRAND ENERGY LC AB 271 S HOUSTON SURVEY WELL #1 RRC #15860  .001055 Override Royalty Category: G1 Railroad #: 15860
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	5,040 5,040 5,040	760 760 760	6,050 6,050 6,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	C 2,780 C 2,780 C 2,780	4,860 4,860 4,860	Lease: 500491 Type: REAL Owner #: 716749 Legal: MATTHEWS-RAY #2 STRAND ENERGY LC AB 271 S HOUSTON SURVEY WELL #2 RRC #15885  .001588 Override Royalty Category: G1 Railroad #: 15885
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	2,780 2,780 2,780	1,520 1,520 1,520	3,340 3,340 3,340

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	15,260	2,280	15,600		
HAWKINS ISD	15,260	2,280	15,600		
WASTE DISPOSAL	15,260	2,280	15,600		