

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

RIVERCREST ROYALTIES LLC
% KIRKWOOD & DARBY INC
2601 SCOTT AVENUE SUITE 400
FORT WORTH TX 76103



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: 717119 3900

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	560	60	Lease: 1500 Type: REAL Owner #: 717119
ALBA-GOLDEN ISD	560	60	Legal: ALBA NE WTRFLD UNIT
WASTE DISPOSAL	560	60	84 ENERGY LLC AB 532 ETAL SHERMAN ETAL SUR Agent: 300 .000166 Royalty Interest Category: G1 Railroad #: 5271
HB1984: The Appraised value of \$60 in 2025 as compared to \$80 in 2020 is a 25.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	456	0	60
ALBA-GOLDEN ISD	456	0	60
WASTE DISPOSAL	456	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 ALBA-GOLDEN ISD WASTE DISPOSAL	40 40 40	20 20 20	Lease: 2000 Type: REAL Owner #: 717119 Legal: ALBA (SC) NORTH CENTRAL UNIT 84 ENERGY LLC AB 109 J CRAWFORD ETAL SURVEY RRC# 11745 .000118 Royalty Interest Category: G1 Railroad #: 11745 Agent: 300 HB1984: The Appraised value of \$20 in 2025 as compared to \$240 in 2020 is a 91.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY ALBA-GOLDEN ISD WASTE DISPOSAL	40 40 40	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	C G C 20 20 20	150 150 150	Lease: 51850 Type: REAL Owner #: 717119 Legal: HAWKINS W RODESSA OU #1 TR N/L MMGL EAST TEXAS II AB 604 E WIDEMAN SURVEY WELL #1 RRC# 5444 .000521 Royalty Interest Category: G1 Railroad #: 5444 Agent: 300 Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$150 in 2025 as compared to \$140 in 2020 is a 7.14% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	20 0 20	130 280 130	20 0 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY ALBA-GOLDEN ISD WASTE DISPOSAL	750 750 750	640 640 640	Lease: 92680 Type: REAL Owner #: 717119 Legal: MCDANIEL VALENCE OPERATING CO AB 109 J CRAWFORD SURVEY WELL #1 RRC# 11697 .000854 Royalty Interest Category: G1 Railroad #: 11697 Agent: 300 HB1984: The Appraised value of \$640 in 2025 as compared to \$80 in 2020 is a 700.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY ALBA-GOLDEN ISD WASTE DISPOSAL	720 720 720	0 0 0	640 640 640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	G 240 240 240	220 220 220	Lease: 300880 Type: REAL Owner #: 717119 Legal: HAWKINS FLD UN TR B3-12 MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (FARELLA SCOTT-C) .000265 Royalty Interest Category: G1 Railroad #: 5743 Agent: 300 Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$220 in 2025 as compared to \$220 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	240 0 240	0 220 0	220 0 220

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,476	130	960		
ALBA-GOLDEN ISD	1,216	0	720		
WASTE DISPOSAL	1,476	130	960		
HAWKINS ISD	0	500	0		

