

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

CHAPMAN LANGDON
42521 SUMMER CREST ROAD
MAGNOLIA TX 77354



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:	717283 805
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		4,650	4,320	Lease: 301060 Type: REAL Owner #: 717283	
HAWKINS ISD		4,650	4,320	Legal: HAWKINS FLD UN TR B3-30	
WASTE DISPOSAL		4,650	4,320	MERIT ENERGY CORP AB 41 BREWER SURVEY (ELLIS PRINCE EST-WEST-2)	
				.000521 Royalty Interest Category: G1 Railroad #: 5743	
HB1984: The Appraised value of \$4,320 in 2025 as compared to \$4,340 in 2020 is a .46% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		4,650	0	4,320	
HAWKINS ISD		4,650	0	4,320	
WASTE DISPOSAL		4,650	0	4,320	

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	2,670	2,490	Lease: 301070 Type: REAL Owner #: 717283
CITY OF HAWKINS	1,040	970	Legal: HAWKINS FLD UN TR B3-31
HAWKINS ISD	2,670	2,490	MERIT ENERGY CORP
WASTE DISPOSAL	2,670	2,490	AB 41 BREWER SURVEY (ELLIS PRINCE EST-EAST-1)
HB1984: The Appraised value of \$2,490 in 2025 as compared to \$2,500 in 2020 is a .40% decrease.			.000521 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,670	0	2,490
CITY OF HAWKINS	1,040	0	970
HAWKINS ISD	2,670	0	2,490
WASTE DISPOSAL	2,670	0	2,490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	690	640	Lease: 301140 Type: REAL Owner #: 717283
CITY OF HAWKINS	690	640	Legal: HAWKINS FLD UN TR B3-38
HAWKINS ISD	690	640	MERIT ENERGY CORP
WASTE DISPOSAL	690	640	AB 41 BREWER SURVEY (S E COCHRANE-2)
HB1984: The Appraised value of \$640 in 2025 as compared to \$650 in 2020 is a 1.54% decrease.			.001394 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	690	0	640
CITY OF HAWKINS	690	0	640
HAWKINS ISD	690	0	640
WASTE DISPOSAL	690	0	640

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	8,010	0	7,450		
HAWKINS ISD	8,010	0	7,450		
WASTE DISPOSAL	8,010	0	7,450		
CITY OF HAWKINS	1,730	0	1,610		