

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

COTTON PEAK LTD  
% AFFILIATED TAX CONSULTANTS  
PO BOX 1627  
HENDERSON TX 75653-1627



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:	718102 1012
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		110 110 110	Lease: 300490 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B2-20 MERIT ENERGY CORP AB 137 J B CRAIN SURVEY (TEXACO-R F GREEN TR-2-3)  .000160 Royalty Interest Category: G1 Railroad #: 5743  Agent: 025
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	110
HAWKINS ISD	0	0	110
WASTE DISPOSAL	0	0	110

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 BIG SANDY ISD WASTE DISPOSAL	1,880 1,880 1,880	1,750 1,750 1,750	Lease: 300680 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B2-39 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (FOREST-L H SNIDER-B)  .000966 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$1,750 in 2025 as compared to \$1,750 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	1,880 1,880 1,880	0 0 0	1,750 1,750 1,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY BIG SANDY ISD WASTE DISPOSAL	2,080 2,080 2,080	1,940 1,940 1,940	Lease: 300740 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B2-45 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (FOREST-L H SNIDER-A)  .000966 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$1,940 in 2025 as compared to \$1,940 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	2,080 2,080 2,080	0 0 0	1,940 1,940 1,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	7,020 7,020 7,020	6,530 6,530 6,530	Lease: 301590 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-05 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (AMOCO-C C MILLER)  .000439 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$6,530 in 2025 as compared to \$6,550 in 2020 is a .31% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	7,020 7,020 7,020	0 0 0	6,530 6,530 6,530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	770 770 770	720 720 720	Lease: 301600 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-06 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (LACY-C C MILLER)  .000219 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$720 in 2025 as compared to \$720 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	770 770 770	0 0 0	720 720 720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY BIG SANDY ISD WASTE DISPOSAL	12,150 12,150 12,150	11,310 11,310 11,310	Lease: 301610 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-07 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (LACY-WM POUNCY)  .002099 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$11,310 in 2025 as compared to \$11,340 in 2020 is a .26% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	12,150 12,150 12,150	0 0 0	11,310 11,310 11,310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY BIG SANDY ISD WASTE DISPOSAL	6,140 6,140 6,140	770 770 770	Lease: 301640 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-10 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-A D SNIDER)  .000160 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$770 in 2025 as compared to \$5,740 in 2020 is a 86.59% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	6,140 6,140 6,140	0 0 0	770 770 770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL		1,470 1,470 1,470	Lease: 301740 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-20 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (TEXACO-R F GREEN TR-1)  .000160 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	0 0 0	0 0 0	1,470 1,470 1,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	3,230 3,230 3,230	3,000 3,000 3,000	Lease: 301760 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-22 MERIT ENERGY CORP AB 299 HEARD SURVEY (LACY-ALBERT MABERRY)  .001039 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$3,000 in 2025 as compared to \$3,010 in 2020 is a .33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	3,230 3,230 3,230	0 0 0	3,000 3,000 3,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	13,070 13,070 13,070	12,170 12,170 12,170	Lease: 301770 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-23 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (CONT-ALBERT MABERRY EST)  .001039 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$12,170 in 2025 as compared to \$12,210 in 2020 is a .33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	13,070 13,070 13,070	0 0 0	12,170 12,170 12,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY BIG SANDY ISD WASTE DISPOSAL	940 940 940	880 880 880	Lease: 301780 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-24 MERIT ENERGY CORP AB 384 J MOSELEY SURVEY (KEY-WM POUNCY)  .002099 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$880 in 2025 as compared to \$880 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	940 940 940	0 0 0	880 880 880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	410 410 410	390 390 390	Lease: 301790 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-25 MERIT ENERGY CORP AB 114 S CASTLEBERRY SURVEY (KEY-GLADYS MABERRY)  .001039 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$390 in 2025 as compared to \$390 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	410 410 410	0 0 0	390 390 390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	4,420 4,420 4,420	4,120 4,120 4,120	Lease: 301800 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-26 MERIT ENERGY CORP AB 114 S CASTLEBERRY SURVEY (LACY-GLADYS MABERRY)  .001039 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025  HB1984: The Appraised value of \$4,120 in 2025 as compared to \$4,130 in 2020 is a .24% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	4,420 4,420 4,420	0 0 0	4,120 4,120 4,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY BIG SANDY ISD WASTE DISPOSAL	920 920 920	850 850 850	Lease: 301850 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-31 MERIT ENERGY CORP AB 114 S CASTLEBERRY SURVEY (GEN AM-J A SNIDER)  .001055 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025
HB1984: The Appraised value of \$850 in 2025 as compared to \$860 in 2020 is a 1.16% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	920 920 920	0 0 0	850 850 850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL		3,120 740 3,120 3,120	Lease: 301900 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-37 MERIT ENERGY CORP AB 299 H G HEARD SURVEY (TEXACO-RA-R M COBB)  .000160 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025
No 2020 Hist			
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	3,120 740 3,120 3,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL		130 50 130 130	Lease: 301940 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-41 MERIT ENERGY CORP AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR #1)  .000160 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025
No 2020 Hist			
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	130 50 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL  No 2020 Hist		110 50 110 110	Lease: 302030 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-50 MERIT ENERGY CORP AB 499 ROBINSON SURVEY (TEXACO-J O COBB TR-2)  .000160 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	110
CITY OF HAWKINS	0	0	50
HAWKINS ISD	0	0	110
WASTE DISPOSAL	0	0	110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL  No 2020 Hist		10 10 10	Lease: 302040 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B4-51 MERIT ENERGY CORP AB 400 ETAL MCKNIGHT ETAL SUR (TEXACO-GREER-COBB)  .000160 Royalty Interest Category: G1 Railroad #: 5743 Agent: 025
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	10
HAWKINS ISD	0	0	10
WASTE DISPOSAL	0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL  HB1984: The Appraised value of \$4,210 in 2025 as compared to \$4,220 in 2020 is a .24% decrease.	4,520 4,520 4,520 4,520	4,210 4,210 4,210 4,210	Lease: 302210 Type: REAL Owner #: 718102 Legal: HAWKINS FLD UN TR B5-12 MERIT ENERGY CORP AB 41 BREWER SURVEY (CROW HEIRS)  .013672 Override Royalty Category: G1 Railroad #: 5743 Agent: 025
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,520	0	4,210
CITY OF HAWKINS	4,520	0	4,210
HAWKINS ISD	4,520	0	4,210
WASTE DISPOSAL	4,520	0	4,210

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	57,550	0	53,590		
HAWKINS ISD	33,440	0	36,090		
WASTE DISPOSAL	57,550	0	53,590		
BIG SANDY ISD	24,110	0	17,500		
CITY OF HAWKINS	4,520	0	5,050		