

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

CORNELIUS LEILA SHANNON  
3707 MAPLEWOOD AVE  
DALLAS TX 75205



<b>APPRAISAL YEAR 2025</b> 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: 719087 1003  VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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		240	250	Lease: 50800    Type: REAL    Owner #: 719087	
HAWKINS ISD		240	250	Legal: HAWKINS G/U 5-1	
WASTE DISPOSAL		240	250	MMGL EAST TEXAS II AB 645 ETL WATSON-MOSELEY SURS WELL #1 RRC# 33093  .000130 Royalty Interest Category: G1 Railroad #: 33093	
HB1984: The Appraised value of \$250 in 2025 as compared to \$290 in 2020 is a 13.79% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		240	0	250	
HAWKINS ISD		240	0	250	
WASTE DISPOSAL		240	0	250	

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	C	20	190	Lease: 51850    Type: REAL    Owner #: 719087		
HAWKINS ISD	C	20	190	Legal: HAWKINS W RODESSA OU #1 TR N/L		
WASTE DISPOSAL	C	20	190	MMGL EAST TEXAS II AB 604 E WIDEMAN SURVEY WELL #1 RRC# 5444  .000651 Royalty Interest Category: G1 Railroad #: 5444		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$190 in 2025 as compared to \$170 in 2020 is a 11.76% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		20	170	20		
HAWKINS ISD		20	170	20		
WASTE DISPOSAL		20	170	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		590	550	Lease: 300880	Type: REAL	Owner #: 719087
HAWKINS ISD		590	550	Legal: HAWKINS FLD UN TR B3-12		
WASTE DISPOSAL		590	550	MERIT ENERGY CORP		
				AB 604 E WIDEMAN SURVEY		
				(FARELLA SCOTT-C)		
				.000662 Royalty Interest		
				Category: G1		
				Railroad #: 5743		
HB1984: The Appraised value of \$550 in 2025			as compared to	\$550 in 2020 is a .00% increase.		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	590		0	550		
HAWKINS ISD	590		0	550		
WASTE DISPOSAL	590		0	550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		420	390	Lease: 300950    Type: REAL    Owner #: 719087		
HAWKINS ISD		420	390	Legal: HAWKINS FLD UN TR B3-19		
WASTE DISPOSAL		420	390	MERIT ENERGY CORP AB 645 H E WATSON SURVEY (J H KIRKPATRICK-B W/2)		
				.002315 Royalty Interest		
				Category: G1		
				Railroad #: 5743		
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		420	0	390		
HAWKINS ISD		420	0	390		
WASTE DISPOSAL		420	0	390		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	7,620	7,100	Lease: 301170 Type: REAL Owner #: 719087		
CITY OF HAWKINS	7,620	7,100	Legal: HAWKINS FLD UN TR B3-41		
HAWKINS ISD	7,620	7,100	MERIT ENERGY CORP		
WASTE DISPOSAL	7,620	7,100	AB 41 BREWER SURVEY (TOM JACKSON-A)		
.003472 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$7,100 in 2025 as compared to \$7,120 in 2020 is a .28% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	7,620	0	7,100		
CITY OF HAWKINS	7,620	0	7,100		
HAWKINS ISD	7,620	0	7,100		
WASTE DISPOSAL	7,620	0	7,100		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	13,610	12,670	Lease: 301180 Type: REAL Owner #: 719087		
CITY OF HAWKINS	11,960	11,140	Legal: HAWKINS FLD UN TR B3-42		
HAWKINS ISD	13,610	12,670	MERIT ENERGY CORP		
WASTE DISPOSAL	13,610	12,670	AB 41 BREWER SURVEY (TOM JACKSON-D)		
.003032 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$12,670 in 2025 as compared to \$12,710 in 2020 is a .31% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	13,610	0	12,670		
CITY OF HAWKINS	11,960	0	11,140		
HAWKINS ISD	13,610	0	12,670		
WASTE DISPOSAL	13,610	0	12,670		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	690	640	Lease: 301700 Type: REAL Owner #: 719087		
HAWKINS ISD	690	640	Legal: HAWKINS FLD UN TR B4-16		
WASTE DISPOSAL	690	640	MERIT ENERGY CORP AB 645 H E WATSON SURVEY (J H KIRKPATRICK-B W/2)		
.002315 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$640 in 2025 as compared to \$640 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	690	0	640		
HAWKINS ISD	690	0	640		
WASTE DISPOSAL	690	0	640		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	650	600	Lease: 301710 Type: REAL Owner #: 719087		
HAWKINS ISD	650	600	Legal: HAWKINS FLD UN TR B4-17		
WASTE DISPOSAL	650	600	MERIT ENERGY CORP AB 645 WATSON SURVEY (J H KIRKPATRICK-A)		
.001809 Royalty Interest Category: G1 Railroad #: 5743					
HB1984: The Appraised value of \$600 in 2025 as compared to \$610 in 2020 is a 1.64% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	650	0	600		
HAWKINS ISD	650	0	600		
WASTE DISPOSAL	650	0	600		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	23,840	170	22,220		
HAWKINS ISD	23,840	170	22,220		
WASTE DISPOSAL	23,840	170	22,220		
CITY OF HAWKINS	19,580	0	18,240		