

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

KITCHEL ESTATE EXEMPT TRUST  
FBO WARD N ATKINS JR  
5519 TUPPER LAKE  
HOUSTON TX 77056



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:	719244 2510
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		380	350	Lease: 300090      Type: REAL      Owner #: 719244		
HAWKINS ISD		380	350	Legal: HAWKINS FLD UN TR B1-10		
WASTE DISPOSAL		380	350	MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (MRS N M SHAMBURGER-B)		
No 2020 Hist				.000169 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		380	0	350		
HAWKINS ISD		380	0	350		
WASTE DISPOSAL		380	0	350		

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  No 2020 Hist	6,280 6,280 6,280	5,850 5,850 5,850	Lease: 300100 Type: REAL Owner #: 719244 Legal: HAWKINS FLD UN TR B1-11 MERIT ENERGY CORP AB 499 POLLOCK SURVEY (N M SHAMBURGER)  .000450 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	6,280 6,280 6,280	0 0 0	5,850 5,850 5,850		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL  HB1984: The Appraised value of \$60 in 2025 as compared to \$40 in 2020 is a 50.00% increase.	50 50 50	60 60 60	Lease: 500087 Type: REAL Owner #: 719244 Legal: SCHNEIDER (BUDA) UNIT MONTARE OPERATING AB 352 K KEATON SUR ETAL AB 575 W TOLLETT SURVEY  .000006 Royalty Interest Category: G1 Railroad #: 12735		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY MINEOLA ISD WASTE DISPOSAL	50 50 50	0 0 0	60 60 60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL  HB1984: The Appraised value of \$10 in 2025 as compared to \$20 in 2020 is a 50.00% decrease.	20 10 20	10 10 10	Lease: 500088 Type: REAL Owner #: 719244 Legal: NEUHOFF (BUDA-WOODBINE) UNIT MONTARE OPERATING AB 575 WESELY TOLLETT SURVEY RRC# 12179  .000001 Royalty Interest Category: G1 Railroad #: 12179		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY MINEOLA ISD WASTE DISPOSAL	20 10 20	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL  HB1984: The Appraised value of \$20 in 2025 as compared to \$60 in 2020 is a 66.67% decrease.	20 20 20	20 20 20	Lease: 500428 Type: REAL Owner #: 719244 Legal: TAYLOR HEIRS MONTARE OPERATING AB 575 TOLLET W RRC 278231 WELL 1  .000004 Royalty Interest Category: G1 Railroad #: 278231		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY MINEOLA ISD WASTE DISPOSAL	20 20 20	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL  No 2020 Hist		40 40 40	Lease: 500502 Type: REAL Owner #: 719244 Legal: BUDDY #2 MONTARE OPERATING AB 471 S C PATTON SURVEY WELL #2 RRC #298432  .000003 Royalty Interest Category: G1 Railroad #: 298432
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	40
MINEOLA ISD	0	0	40
WASTE DISPOSAL	0	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY MINEOLA ISD WASTE DISPOSAL  No 2020 Hist		960 960 960	Lease: 500504 Type: REAL Owner #: 719244 Legal: PUCKETT A #5 MONTARE OPERATING AB 575 TOLLET W SURVEY WELL #5 RRC #16053  .000137 Royalty Interest Category: G1 Railroad #: 16053
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	960
MINEOLA ISD	0	0	960
WASTE DISPOSAL	0	0	960

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,750	0	7,290		
HAWKINS ISD	6,660	0	6,200		
WASTE DISPOSAL	6,750	0	7,290		
MINEOLA ISD	80	0	1,090		

