

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

COWTOWN ROYALTIES LLC
209 WEST 2ND ST/STE 368
FORT WORTH TX 76102



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:	719479 1022
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	C	730	910	Lease: 500004	Type: REAL	Owner #: 719479
WINNSBORO ISD	C	730	910	Legal: DAVIS		
WASTE DISPOSAL	C	730	910	LINDER JOHN OPERATI		
				AB 497 J RUSSELL SURVEY		
				WELL #1 RRC# 12001		
				.001250 Override Royalty		
				Category: G1		
				Railroad #: 12001		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$910 in 2025 as compared to \$390 in 2020 is a 133.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		730	30	880		
WINNSBORO ISD		730	30	880		
WASTE DISPOSAL		730	30	880		

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		400	230	Lease: 500084	Type: REAL Owner #: 719479
HAWKINS ISD		280	160	Legal: P M 2ND SUBCLARKSVILLE UNIT	
WINNSBORO ISD		120	70	BUCCANEER OPER LLC	
WASTE DISPOSAL		400	230	AB 16 ARMSTRONG SUR ETAL	
ESD #1	G	400	230	AB 409 J MORRISON SUR ETAL	
Deductions:		(G)=LESS THAN \$500 MIN INT		.000119 Royalty Interest	
HB1984: The Appraised value of \$230 in 2025		as compared to		\$470 in 2020 is a 51.06% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	400	0	230		
HAWKINS ISD	280	0	160		
WINNSBORO ISD	120	0	70		
WASTE DISPOSAL	400	0	230		
ESD #1	0	230	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		500	450	Lease: 500378	Type: REAL Owner #: 719479
HAWKINS ISD		500	450	Legal: WOODBINE -A- FORMATION UNIT	
WASTE DISPOSAL		500	450	BUCCANEER OPERATING	
				AB 229 D GILLIAND SURVEY	
				RRC #4887	*6/15
Deductions:		(G)=LESS THAN \$500 MIN INT		.000240 Royalty Interest	
HB1984: The Appraised value of \$450 in 2025		as compared to		\$440 in 2020 is a 2.27% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	500	0	450		
HAWKINS ISD	500	0	450		
WASTE DISPOSAL	500	0	450		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		20	10	Lease: 500422	Type: REAL Owner #: 719479
YANTIS ISD	G	20	10	Legal: ALEXANDER J D	
WASTE DISPOSAL		20	10	VALENCE OPERATING CO	
				AB-607 J WALKER SURVEY	
				RRC# 4027	
Deductions:		(G)=LESS THAN \$500 MIN INT		.000380 Royalty Interest	
HB1984: The Appraised value of \$10 in 2025		as compared to		\$160 in 2020 is a 93.75% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20	0	10		
YANTIS ISD	0	10	0		
WASTE DISPOSAL	20	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		170	90	Lease: 500426	Type: REAL Owner #: 719479
YANTIS ISD	G	170	90	Legal: SCOTTISH RITE UNIT	
WASTE DISPOSAL		170	90	VALENCE OPERATING CO	
				A 607 J WALKER SURVEY	
				RRC #4176 WELL 1H	
				.000098 Royalty Interest	
				Category: G1	
				Railroad #: 4176	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$90 in 2025 as compared to \$390 in 2020 is a 76.92% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		170	0	90	
YANTIS ISD		0	90	0	
WASTE DISPOSAL		170	0	90	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		300	300	Lease: 500480	Type: REAL Owner #: 719479
YANTIS ISD	G	300	300	Legal: HUDIE MORGAN - ALEXANDER	
WASTE DISPOSAL		300	300	VALENCE OPERATING CO	
				AB 607 WALKER J SURVEY	
				RRC #4407	
				.000137 Royalty Interest	
				Category: G1	
				Railroad #: 4407	
Deductions: (G)=LESS THAN \$500 MIN INT					
No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		300	0	300	
YANTIS ISD		0	300	0	
WASTE DISPOSAL		300	0	300	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,120	30	1,960		
WINNSBORO ISD	850	30	950		
WASTE DISPOSAL	2,120	30	1,960		
HAWKINS ISD	780	0	610		
ESD #1	0	230	0		
YANTIS ISD	0	400	0		

