

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

KOBUS DENNIS D  
115 BUNKER HILL RD  
HOOKS TX 75561-7057



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:	719581 2543
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		4,210	3,920	Lease: 300190      Type: REAL      Owner #: 719581	
HAWKINS ISD		4,210	3,920	Legal: HAWKINS FLD UN TR B1-20	
WASTE DISPOSAL		4,210	3,920	MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (S H MOORE EST)	
				.000373 Royalty Interest Category: G1 Railroad #: 5743	
HB1984: The Appraised value of \$3,920 in 2025 as compared to \$3,930 in 2020 is a .25% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		4,210	0	3,920	
HAWKINS ISD		4,210	0	3,920	
WASTE DISPOSAL		4,210	0	3,920	

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	31,650 31,650 31,650	29,470 29,470 29,470	Lease: 300200 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B1-21 MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (E W MOORE-A)  .004782 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$29,470 in 2025 as compared to \$29,560 in 2020 is a .30% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	31,650 31,650 31,650	0 0 0	29,470 29,470 29,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	8,530 8,530 8,530	7,940 7,940 7,940	Lease: 300210 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B1-22 MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (G B LYNCH-C)  .002020 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$7,940 in 2025 as compared to \$7,970 in 2020 is a .38% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	8,530 8,530 8,530	0 0 0	7,940 7,940 7,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	2,830 2,830 2,830	2,630 2,630 2,630	Lease: 300220 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B1-23 MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (G B LYNCH-B)  .000577 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$2,630 in 2025 as compared to \$2,640 in 2020 is a .38% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	2,830 2,830 2,830	0 0 0	2,630 2,630 2,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	19,590 19,590 19,590	18,240 18,240 18,240	Lease: 300240 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B1-25 MERIT ENERGY CORP AB 449 J POLLOCK SURVEY (E W MOORE - B)  .003321 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$18,240 in 2025 as compared to \$18,290 in 2020 is a .27% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	19,590 19,590 19,590	0 0 0	18,240 18,240 18,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	480 480 480	440 440 440	Lease: 301040 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B3-28 MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (JOSHUA PRINCE)  .000176 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$440 in 2025 as compared to \$450 in 2020 is a 2.22% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	480 480 480	0 0 0	440 440 440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	40 40 40	40 40 40	Lease: 301250 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B3-49 MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (JOSHUA PRINCE-B)  .000177 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$40 in 2025 as compared to \$40 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	40 40 40	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	550 550 550 550	510 510 510 510	Lease: 302380 Type: REAL Owner #: 719581 Legal: HAWKINS FLD UN TR B6-04 MERIT ENERGY CORP AB 41 BREWER SURVEY (G B LYNCH-D)  .002213 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$510 in 2025 as compared to \$510 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	550 550 550 550	0 0 0 0	510 510 510 510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL		10 10 10	Lease: 500366 Type: REAL Owner #: 719581 Legal: FOSTER MARY LOU #2 VALENCE OPERATING CO AB 607 JESSE WALKER SURVEY WELL #2 RRC# 262941  .000040 Royalty Interest Category: G1 Railroad #: 273261  No 2020 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	500 500 500	400 400 400	Lease: 500469 Type: REAL Owner #: 719581 Legal: WHEELER VALENCE OPERATING CO AB 607 JESSE WALKER SURV RRC 4365  .000083 Royalty Interest Category: G1 Railroad #: 4365
HB1984: The Appraised value of \$400 in 2025 as compared to \$2,000 in 2020 is a 80.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	500 500 500	0 0 0	400 400 400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	410 410 410	410 410 410	Lease: 500483 Type: REAL Owner #: 719581 Legal: CATFISH VALENCE OPERATING AB 607 WALKER J RRC 4434 1H  .000068 Royalty Interest Category: G1 Railroad #: 4434
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	410 410 410	0 0 0	410 410 410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY YANTIS ISD WASTE DISPOSAL	70 70 70	150 150 150	Lease: 500484 Type: REAL Owner #: 719581 Legal: BASS VALENCE OPERATING AB 607 WALKER J RRC # 4435 1H  .000043 Royalty Interest Category: G1 Railroad #: 4435
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY YANTIS ISD WASTE DISPOSAL	70 70 70	70 70 70	80 80 80

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	68,860	70	64,090		
HAWKINS ISD	67,880	0	63,190		
WASTE DISPOSAL	68,860	70	64,090		
CITY OF HAWKINS	550	0	510		
YANTIS ISD	980	70	900		