

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

FRANCIS CHARLES I TR
FBO KAREN WINSTON TTEE
3106 MIDLANE
HOUSTON TX 77027



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:	719712 1571
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		390	370	Lease: 300440 Type: REAL Owner #: 719712	
HAWKINS ISD		390	370	Legal: HAWKINS FLD UN TR B2-15	
WASTE DISPOSAL		390	370	MERIT ENERGY CORP AB 137 J B CRAIN SURVEY (J C SNOW EST TR-2)	
HB1984: The Appraised value of \$370 in 2025			as compared to	\$370 in 2020 is a .00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	390	0	370		
HAWKINS ISD	390	0	370		
WASTE DISPOSAL	390	0	370		

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	290 290 290	270 270 270	Lease: 300880 Type: REAL Owner #: 719712 Legal: HAWKINS FLD UN TR B3-12 MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (FARELLA SCOTT-C) .000320 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$270 in 2025 as compared to \$270 in 2020 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	290 290 290	0 0 0	270 270 270		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS G HAWKINS ISD WASTE DISPOSAL	220 220 220 220	210 210 210 210	Lease: 301080 Type: REAL Owner #: 719712 Legal: HAWKINS FLD UN TR B3-32 MERIT ENERGY CORP AB 41 BREWER SURVEY (C C YATES) .000087 Royalty Interest Category: G1 Railroad #: 5743 Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$210 in 2025 as compared to \$210 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	220 0 220 220	0 210 0 0	210 0 210 210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF HAWKINS G HAWKINS ISD WASTE DISPOSAL	250 250 250 250	240 240 240 240	Lease: 301090 Type: REAL Owner #: 719712 Legal: HAWKINS FLD UN TR B3-33 MERIT ENERGY CORP AB 41 BREWER SURVEY (F M MORRISON) .000325 Royalty Interest Category: G1 Railroad #: 5743 Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$240 in 2025 as compared to \$240 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	250 0 250 250	0 240 0 0	240 0 240 240		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	20 20 20	20 20 20	Lease: 301500 Type: REAL Owner #: 719712 Legal: HAWKINS FLD UN TR B3-74 MERIT ENERGY CORP AB 400 MCKNIGHT SURVEY (CHAS GOLIGHTLY-B) .000252 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$20 in 2025 as compared to \$20 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	20 20 20	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	500 500 500	460 460 460	Lease: 301650 Type: REAL Owner #: 719712 Legal: HAWKINS FLD UN TR B4-11 MERIT ENERGY CORP AB 384 J P MOSELEY SURVEY (J M MCLAIN - B) .000071 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$460 in 2025 as compared to \$470 in 2020 is a 2.13% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	500 500 500	0 0 0	460 460 460		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	3,890 3,890 3,890	3,620 3,620 3,620	Lease: 301660 Type: REAL Owner #: 719712 Legal: HAWKINS FLD UN TR B4-12 MERIT ENERGY CORP AB 384 MOSELEY SURVEY (W S SHAMBURGER-D) .000423 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$3,620 in 2025 as compared to \$3,630 in 2020 is a .28% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	3,890 3,890 3,890	0 0 0	3,620 3,620 3,620		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	1,810 1,810 1,810	1,690 1,690 1,690	Lease: 301840 Type: REAL Owner #: 719712 Legal: HAWKINS FLD UN TR B4-30 MERIT ENERGY CORP AB 114 S CASTLEBERRY SURVEY (FOREST-ELBERT POUNCY) .000651 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$1,690 in 2025 as compared to \$1,690 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	1,810 1,810 1,810	0 0 0	1,690 1,690 1,690		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,370	0	6,880		
HAWKINS ISD	7,370	0	6,880		
WASTE DISPOSAL	7,370	0	6,880		
CITY OF HAWKINS	0	450	0		