

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

CWDJP COMPANY LLC
1304 CORNELL ST
LONGVIEW TX 75601



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: 720579 1104

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		5,410	3,140	Lease: 500084 Type: REAL Owner #: 720579		
HAWKINS ISD		3,730	2,170	Legal: P M 2ND SUBCLARKSVILLE UNIT		
WINNSBORO ISD		1,680	970	BUCCANEER OPER LLC		
WASTE DISPOSAL		5,410	3,140	AB 16 ARMSTRONG SUR ETAL		
ESD #1		5,410	3,140	AB 409 J MORRISON SUR ETAL		
				.001606 Royalty Interest		
				Category: G1		
				Railroad #: 4886		
No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		5,410	0	3,140		
HAWKINS ISD		3,730	0	2,170		
WINNSBORO ISD		1,680	0	970		
WASTE DISPOSAL		5,410	0	3,140		
ESD #1		5,410	0	3,140		

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	31,740 31,740 31,740	28,690 28,690 28,690	Lease: 500353 Type: REAL Owner #: 720579 Legal: SMITH BUCCANEER OPER LLC AB 409 J M MORRISON SURVEY 1/17 .062500 Royalty Interest Category: G1 Railroad #: 10868		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	31,740 31,740 31,740	0 0 0	28,690 28,690 28,690		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	4,510 4,510 4,510	4,030 4,030 4,030	Lease: 500378 Type: REAL Owner #: 720579 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 .002174 Royalty Interest Category: G1 Railroad #: 4887		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	4,510 4,510 4,510	0 0 0	4,030 4,030 4,030		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL No 2020 Hist	90 90 90	80 80 80	Lease: 500378 Type: REAL Owner #: 720579 Legal: WOODBINE -A- FORMATION UNIT BUCCANEER OPERATING AB 229 D GILLIAND SURVEY RRC #4887 *6/15 .000043 Override Royalty Category: G1 Railroad #: 4887		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	90 90 90	0 0 0	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	41,750	0	35,940		
HAWKINS ISD	40,070	0	34,970		
WINNSBORO ISD	1,680	0	970		
WASTE DISPOSAL	41,750	0	35,940		
ESD #1	5,410	0	3,140		