

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

FRANCE CLIFF JR
210 PR 7829
HAWKINS TX 75765



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: 720879 1570

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		12,990	12,360	Lease: 3100	Type: REAL	Owner #: 720879
HAWKINS ISD		12,990	12,360	Legal: CROW WATERFLOOD UNIT #2		
WASTE DISPOSAL		12,990	12,360	CULVER & CAIN PROD		
				AB 346 JOSEPH KNIGHT SURVEY		
				RRC# 5890(FKA J H ALLEN #2)		
				.010164 Royalty Interest		
				Category: G1		
				Railroad #: 5890		
No 2020 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	12,990	0	12,360			
HAWKINS ISD	12,990	0	12,360			
WASTE DISPOSAL	12,990	0	12,360			

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	C	42,960	58,120	Lease: 500490	Type: REAL	Owner #: 720879
HAWKINS ISD	C	42,960	58,120	Legal: RAY #1	STRAND ENERGY LC AB 271 S HOUSTO SURVEY WELL #1 RRC #15860 .009000 Royalty Interest Category: G1 Railroad #: 15860	
WASTE DISPOSAL	C	42,960	58,120			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		42,960	6,570	51,550		
HAWKINS ISD		42,960	6,570	51,550		
WASTE DISPOSAL		42,960	6,570	51,550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	5,520	9,630	Lease: 500491	Type: REAL	Owner #: 720879
HAWKINS ISD	C	5,520	9,630	Legal: MATTHEWS-RAY #2	STRAND ENERGY LC AB 271 S HOUSTON SURVEY WELL #2 RRC #15885 .003150 Royalty Interest Category: G1 Railroad #: 15885	
WASTE DISPOSAL	C	5,520	9,630			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		5,520	3,010	6,620		
HAWKINS ISD		5,520	3,010	6,620		
WASTE DISPOSAL		5,520	3,010	6,620		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	61,470	9,580	70,530		
HAWKINS ISD	61,470	9,580	70,530		
WASTE DISPOSAL	61,470	9,580	70,530		