

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

MCKEEVER BETTY S LLC  
JAMES B MCKEEVER MANAGER  
285 LINTON BELLEVUE RD  
BENTON LA 71006-4428



APPRAISAL YEAR 2023  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/27/2023 AT: 9:00 AM  
APPRAISAL DISTRICT OFFICE  
210 CLARK STREET  
QUITMAN, TEXAS 75783  
903-657-2555 EXT 12 MINERALS  
EXT 25 OWNERSHIP  
EXT. 27 BPP, EXT 11 UTILITIES  
Protest Deadline: 6-09-2023  
ARB Hearing: 6-27-2023  
Owner: 161586 3170  
  
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 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	940 940 940	950 950 950	Lease: 300900 Type: REAL Owner #: 161586 Legal: HAWKINS FLD UN TR B3-14 XTO ENERGY AB 604 E WIDEMAN SURVEY (JACKSON-CHISM-1)  .000770 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$950 in 2023 as compared to \$760 in 2018 is a 25.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	940 940 940	0 0 0	950 950 950

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.  
Sincerely,

TRACY NICHOLS  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	2,610 2,610 2,610	2,640 2,640 2,640	Lease: 300990 Type: REAL Owner #: 161586 Legal: HAWKINS FLD UN TR B3-23 XTO ENERGY AB 604 WIDEMAN SURVEY (JACKSON-CHISM-B)  .001558 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$2,640 in 2023 as compared to \$2,100 in 2018 is a 25.71% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	2,610 2,610 2,610	0 0 0	2,640 2,640 2,640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	42,030 42,030 42,030	42,440 42,440 42,440	Lease: 301060 Type: REAL Owner #: 161586 Legal: HAWKINS FLD UN TR B3-30 XTO ENERGY AB 41 BREWER SURVEY (ELLIS PRINCE EST-WEST-2)  .003906 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$42,440 in 2023 as compared to \$33,850 in 2018 is a 25.38% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	42,030 42,030 42,030	0 0 0	42,440 42,440 42,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	24,190 9,430 24,190 24,190	24,420 9,530 24,420 24,420	Lease: 301070 Type: REAL Owner #: 161586 Legal: HAWKINS FLD UN TR B3-31 XTO ENERGY AB 41 BREWER SURVEY (ELLIS PRINCE EST-EAST-1)  .003906 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$24,420 in 2023 as compared to \$19,480 in 2018 is a 25.36% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	24,190 9,430 24,190 24,190	0 0 0 0	24,420 9,530 24,420 24,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	2,680 2,360 2,680 2,680	2,710 2,380 2,710 2,710	Lease: 301180 Type: REAL Owner #: 161586 Legal: HAWKINS FLD UN TR B3-42 XTO ENERGY AB 41 BREWER SURVEY (TOM JACKSON-D)  .000495 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$2,710 in 2023 as compared to \$2,160 in 2018 is a 25.46% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	2,680 2,360 2,680 2,680	0 0 0 0	2,710 2,380 2,710 2,710

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	72,450	0	73,160		
HAWKINS ISD	72,450	0	73,160		
WASTE DISPOSAL	72,450	0	73,160		
CITY OF HAWKINS	11,790	0	11,910		

