

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

MCKEE FRANKLIN JAMES  
1704 CEDAR COVE CIR  
CEDAR HILL TX 75104-6412



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: 701258 3168  
  
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	580	360	Lease: 50800 Type: REAL Owner #: 701258
HAWKINS ISD	580	360	Legal: HAWKINS G/U 5-1
WASTE DISPOSAL	580	360	XTO ENERGY AB 645 ETL WATSON-MOSELEY SURS WELL #1 RRC# 33093  .000130 Royalty Interest Category: G1 Railroad #: 33093
HB1984: The Appraised value of \$360 in 2023 as compared to \$320 in 2018 is a 12.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	580	0	360
HAWKINS ISD	580	0	360
WASTE DISPOSAL	580	0	360

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	250 250 250	260 260 260	Lease: 300950 Type: REAL Owner #: 701258 Legal: HAWKINS FLD UN TR B3-19 XTO ENERGY AB 645 H E WATSON SURVEY (J H KIRKPATRICK-B W/2)  .001158 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$260 in 2023 as compared to \$200 in 2018 is a 30.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	250 250 250	0 0 0	260 260 260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	4,600 4,600 4,600 4,600	4,650 4,650 4,650 4,650	Lease: 301170 Type: REAL Owner #: 701258 Legal: HAWKINS FLD UN TR B3-41 XTO ENERGY AB 41 BREWER SURVEY (TOM JACKSON-A)  .001736 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$4,650 in 2023 as compared to \$3,710 in 2018 is a 25.34% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	4,600 4,600 4,600 4,600	0 0 0 0	4,650 4,650 4,650 4,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	8,210 7,220 8,210 8,210	8,290 7,290 8,290 8,290	Lease: 301180 Type: REAL Owner #: 701258 Legal: HAWKINS FLD UN TR B3-42 XTO ENERGY AB 41 BREWER SURVEY (TOM JACKSON-D)  .001516 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$8,290 in 2023 as compared to \$6,620 in 2018 is a 25.23% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	8,210 7,220 8,210 8,210	0 0 0 0	8,290 7,290 8,290 8,290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	420 420 420	420 420 420	Lease: 301700 Type: REAL Owner #: 701258 Legal: HAWKINS FLD UN TR B4-16 XTO ENERGY AB 645 H E WATSON SURVEY (J H KIRKPATRICK-B W/2)  .001158 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$420 in 2023 as compared to \$340 in 2018 is a 23.53% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	420 420 420	0 0 0	420 420 420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	390	400	Lease: 301710 Type: REAL Owner #: 701258
HAWKINS ISD	390	400	Legal: HAWKINS FLD UN TR B4-17
WASTE DISPOSAL	390	400	XTO ENERGY AB 645 WATSON SURVEY (J H KIRKPATRICK-A)
HB1984: The Appraised value of \$400 in 2023 as compared to \$320 in 2018 is a 25.00% increase.			.000905 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	390	0	400
HAWKINS ISD	390	0	400
WASTE DISPOSAL	390	0	400

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	14,450	0	14,380		
HAWKINS ISD	14,450	0	14,380		
WASTE DISPOSAL	14,450	0	14,380		
CITY OF HAWKINS	11,820	0	11,940		

