

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

HESLER PATRICIA BENTON  
LIFE ESTATE  
SM42 LAKE CHEROKEE  
HENDERSON TX 75652-9452



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: 707336 2161  
  
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	5,570 5,570 5,570	5,630 5,630 5,630	Lease: 300070 Type: REAL Owner #: 707336 Legal: HAWKINS FLD UN TR B1-08 XTO ENERGY AB 449 J POLLOCK SURVEY (J P CRISMAN EST)  .005208 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$5,630 in 2023 as compared to \$4,490 in 2018 is a 25.39% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	5,570 5,570 5,570	0 0 0	5,630 5,630 5,630

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](https://www.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	10	10	Lease: 300140 Type: REAL Owner #: 707336		
HAWKINS ISD	10	10	Legal: HAWKINS FLD UN TR B1-15		
WASTE DISPOSAL	10	10	XTO ENERGY AB 183 M A ESPARCIA SURVEY (GUY CRISMAN)		
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.			.005208 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	10	0	10		
HAWKINS ISD	10	0	10		
WASTE DISPOSAL	10	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	4,900	4,950	Lease: 300780 Type: REAL Owner #: 707336		
HAWKINS ISD	4,900	4,950	Legal: HAWKINS FLD UN TR B3-02		
WASTE DISPOSAL	4,900	4,950	XTO ENERGY AB 451 PARKER SURVEY (W D DAGNELL-B)		
HB1984: The Appraised value of \$4,950 in 2023 as compared to \$3,950 in 2018 is a 25.32% increase.			.001622 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	4,900	0	4,950		
HAWKINS ISD	4,900	0	4,950		
WASTE DISPOSAL	4,900	0	4,950		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	7,480	7,560	Lease: 300790 Type: REAL Owner #: 707336		
HAWKINS ISD	7,480	7,560	Legal: HAWKINS FLD UN TR B3-03		
WASTE DISPOSAL	7,480	7,560	XTO ENERGY AB 449 J POLLOCK SURVEY (ARTIE ROBINSON-B)		
HB1984: The Appraised value of \$7,560 in 2023 as compared to \$6,030 in 2018 is a 25.37% increase.			.001724 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	7,480	0	7,560		
HAWKINS ISD	7,480	0	7,560		
WASTE DISPOSAL	7,480	0	7,560		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	49,310	49,790	Lease: 300820 Type: REAL Owner #: 707336		
HAWKINS ISD	49,310	49,790	Legal: HAWKINS FLD UN TR B3-06		
WASTE DISPOSAL	49,310	49,790	XTO ENERGY AB 451 PARKER SURVEY (EMMA DAGNELL)		
HB1984: The Appraised value of \$49,790 in 2023 as compared to \$39,720 in 2018 is a 25.35% increase.			.004252 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	49,310	0	49,790		
HAWKINS ISD	49,310	0	49,790		
WASTE DISPOSAL	49,310	0	49,790		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		170	40	Lease: 500446	Type: REAL      Owner #: 707336
HAWKINS ISD		170	40	Legal: HAWKINS G/U 2-TRACT G	
WASTE DISPOSAL		170	40	XTO ENERGY INC	
				AB 415/183 PARKER-ESPARCIA SUR	
				TRACT G	RRC #31738
				.004252 Royalty Interest	
				Category:	G1
				Railroad #:	31738
HB1984: The Appraised value of \$40 in 2023 as compared to \$780 in 2018 is a 94.87% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	170	0	40		
HAWKINS ISD	170	0	40		
WASTE DISPOSAL	170	0	40		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	67,440	0	67,980		
HAWKINS ISD	67,440	0	67,980		
WASTE DISPOSAL	67,440	0	67,980		

