

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

DUNCAN BETTY BIVINS  
6100 COVEY LN  
TYLER TX 75703-4507



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: 711989 1375  
  
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	31,580	31,890	Lease: 300810 Type: REAL Owner #: 711989
HAWKINS ISD	31,580	31,890	Legal: HAWKINS FLD UN TR B3-05
WASTE DISPOSAL	31,580	31,890	XTO ENERGY AB 451 PARKER SURVEY (C A PEACOCK TR-1)
HB1984: The Appraised value of \$31,890 in 2023 as compared to \$1,910 in 2018 is a 1569.63% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	31,580	0	31,890
HAWKINS ISD	31,580	0	31,890
WASTE DISPOSAL	31,580	0	31,890

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	10,020	10,110	Lease: 300940 Type: REAL Owner #: 711989		
CITY OF HAWKINS	10,020	10,110	Legal: HAWKINS FLD UN TR B3-18		
HAWKINS ISD	10,020	10,110	XTO ENERGY		
WASTE DISPOSAL	10,020	10,110	AB 451 W PARKER SURVEY (DICK PARRISH)		
HB1984: The Appraised value of \$10,110 in 2023 as compared to \$610 in 2018 is a 1557.38% increase.			.005170 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	10,020	0	10,110		
CITY OF HAWKINS	10,020	0	10,110		
HAWKINS ISD	10,020	0	10,110		
WASTE DISPOSAL	10,020	0	10,110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	62,870	63,480	Lease: 301880 Type: REAL Owner #: 711989		
CITY OF HAWKINS	62,870	63,480	Legal: HAWKINS FLD UN TR B4-35		
HAWKINS ISD	62,870	63,480	XTO ENERGY		
WASTE DISPOSAL	62,870	63,480	AB 41 BREWER SURVEY (J M HENRY)		
HB1984: The Appraised value of \$63,480 in 2023 as compared to \$3,800 in 2018 is a 1570.53% increase.			.015678 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	62,870	0	63,480		
CITY OF HAWKINS	62,870	0	63,480		
HAWKINS ISD	62,870	0	63,480		
WASTE DISPOSAL	62,870	0	63,480		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	11,540	11,650	Lease: 301950 Type: REAL Owner #: 711989		
CITY OF HAWKINS	11,540	11,650	Legal: HAWKINS FLD UN TR B4-42		
HAWKINS ISD	11,540	11,650	XTO ENERGY		
WASTE DISPOSAL	11,540	11,650	AB 499 ROBINSON SURVEY (J M HENRY-B)		
HB1984: The Appraised value of \$11,650 in 2023 as compared to \$700 in 2018 is a 1564.29% increase.			.011230 Royalty Interest Category: G1 Railroad #: 5743		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	11,540	0	11,650		
CITY OF HAWKINS	11,540	0	11,650		
HAWKINS ISD	11,540	0	11,650		
WASTE DISPOSAL	11,540	0	11,650		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	110	20	Lease: 500444 Type: REAL Owner #: 711989
HAWKINS ISD	110	20	Legal: HAWKINS G/U 2-TRACT E
WASTE DISPOSAL	110	20	XTO ENERGY INC AB 415/183 PARKER-ESPARCIA SUR TRACT E RRC #31738  .005210 Royalty Interest Category: G1 Railroad #: 31738
HB1984: The Appraised value of \$20 in 2023 as compared to \$40 in 2018 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	110	0	20
HAWKINS ISD	110	0	20
WASTE DISPOSAL	110	0	20

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	116,120	0	117,150		
HAWKINS ISD	116,120	0	117,150		
WASTE DISPOSAL	116,120	0	117,150		
CITY OF HAWKINS	84,430	0	85,240		

