

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

ALLCON KAREN COOK  
1470 HILL VALLEY DR  
STEPHENVILLE TX 76401-8283



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: 714137 42  
  
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	400	410	Lease: 300250 Type: REAL Owner #: 714137
HAWKINS ISD	400	410	Legal: HAWKINS FLD UN TR B1-26
WASTE DISPOSAL	400	410	XTO ENERGY AB 449 J POLLOCK SURVEY (ARTIE ROBISON)
HB1984: The Appraised value of \$410 in 2023 as compared to \$320 in 2018 is a 28.13% increase.			.000060 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	400	0	410
HAWKINS ISD	400	0	410
WASTE DISPOSAL	400	0	410

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	170 170 170	180 180 180	Lease: 300790 Type: REAL Owner #: 714137 Legal: HAWKINS FLD UN TR B3-03 XTO ENERGY AB 449 J POLLOCK SURVEY (ARTIE ROBINSON-B)  .000040 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$180 in 2023 as compared to \$140 in 2018 is a 28.57% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	170 170 170	0 0 0	180 180 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS G HAWKINS ISD WASTE DISPOSAL	140 140 140 140	140 140 140 140	Lease: 301100 Type: REAL Owner #: 714137 Legal: HAWKINS FLD UN TR B3-34 XTO ENERGY AB 41 BREWER SURVEY (B A WELLS EST)  .000094 Royalty Interest Category: G1 Railroad #: 5743  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$140 in 2023 as compared to \$110 in 2018 is a 27.27% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	140 0 140 140	0 140 0 0	140 0 140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS G HAWKINS ISD WASTE DISPOSAL	160 160 160 160	160 160 160 160	Lease: 301110 Type: REAL Owner #: 714137 Legal: HAWKINS FLD UN TR B3-35 XTO ENERGY AB 41 G BREWER SURVEY (BRACKEN-B A WELLS EST)  .000094 Royalty Interest Category: G1 Railroad #: 5743  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$160 in 2023 as compared to \$130 in 2018 is a 23.08% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	160 0 160 160	0 160 0 0	160 0 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY BIG SANDY ISD WASTE DISPOSAL	840 840 840	850 850 850	Lease: 301610 Type: REAL Owner #: 714137 Legal: HAWKINS FLD UN TR B4-07 XTO ENERGY AB 384 J P MOSELEY SURVEY (LACY-WM POUNCY)  .000120 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$850 in 2023 as compared to \$680 in 2018 is a 25.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	840 840 840	0 0 0	850 850 850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY BIG SANDY ISD WASTE DISPOSAL	70 70 70	70 70 70	Lease: 301780 Type: REAL Owner #: 714137 Legal: HAWKINS FLD UN TR B4-24 XTO ENERGY AB 384 J MOSELEY SURVEY (KEY-WM POUNCY)  .000120 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$70 in 2023 as compared to \$50 in 2018 is a 40.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY BIG SANDY ISD WASTE DISPOSAL	70 70 70	0 0 0	70 70 70

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	1,780	0	1,810		
HAWKINS ISD	870	0	890		
WASTE DISPOSAL	1,780	0	1,810		
CITY OF HAWKINS	0	300	0		
BIG SANDY ISD	910	0	920		

