

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

JOHNSON MELISSA MINSHEW
10226 ROESLER RD
NEEDVILLE TX 77461-9237



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: 715973 2494

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	30	30	Lease: 300300 Type: REAL Owner #: 715973
HAWKINS ISD	30	30	Legal: HAWKINS FLD UN TR B2-01
WASTE DISPOSAL	30	30	XTO ENERGY AB 460 J POLLEY SURVEY (W T MINSHEW) .001395 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	30	0	30
HAWKINS ISD	30	0	30
WASTE DISPOSAL	30	0	30

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 HAWKINS ISD WASTE DISPOSAL	2,020 2,020 2,020	2,040 2,040 2,040	Lease: 300500 Type: REAL Owner #: 715973 Legal: HAWKINS FLD UN TR B2-21 XTO ENERGY AB 137 J B CRAIN SURVEY (W T MINSHEW EST-1) .001081 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$2,040 in 2023 as compared to \$1,630 in 2018 is a 25.15% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	2,020 2,020 2,020	0 0 0	2,040 2,040 2,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	1,690 1,690 1,690	1,710 1,710 1,710	Lease: 300510 Type: REAL Owner #: 715973 Legal: HAWKINS FLD UN TR B2-22 XTO ENERGY AB 300 W HERRINGTON SURVEY (W T MINSHEW EST-B) .000811 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$1,710 in 2023 as compared to \$1,360 in 2018 is a 25.74% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	1,690 1,690 1,690	0 0 0	1,710 1,710 1,710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	5,580 5,580 5,580 5,580	5,640 5,640 5,640 5,640	Lease: 302110 Type: REAL Owner #: 715973 Legal: HAWKINS FLD UN TR B5-02 XTO ENERGY AB 41 BREWER SURVEY (H E MINSHEW) .015625 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$5,640 in 2023 as compared to \$4,500 in 2018 is a 25.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	5,580 5,580 5,580 5,580	0 0 0 0	5,640 5,640 5,640 5,640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	330 330 330 330	330 330 330 330	Lease: 302140 Type: REAL Owner #: 715973 Legal: HAWKINS FLD UN TR B5-05 XTO ENERGY AB 41 BREWER SURVEY (J B HOLMES) .000976 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$330 in 2023 as compared to \$270 in 2018 is a 22.22% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	330 330 330 330	0 0 0 0	330 330 330 330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	5,170	5,220	Lease: 302190 Type: REAL Owner #: 715973
CITY OF HAWKINS	5,170	5,220	Legal: HAWKINS FLD UN TR B5-10
HAWKINS ISD	5,170	5,220	XTO ENERGY
WASTE DISPOSAL	5,170	5,220	AB 41 BREWER SURVEY (HUGH MINSHEW)
HB1984: The Appraised value of \$5,220 in 2023 as compared to \$4,160 in 2018 is a 25.48% increase.			.015625 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,170	0	5,220
CITY OF HAWKINS	5,170	0	5,220
HAWKINS ISD	5,170	0	5,220
WASTE DISPOSAL	5,170	0	5,220

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
COUNTY	14,820	0	14,970
HAWKINS ISD	14,820	0	14,970
WASTE DISPOSAL	14,820	0	14,970
CITY OF HAWKINS	11,080	0	11,190

