

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

FREEMAN MATTHEW LYNN & ROBBIE  
2540 E SHARON ST  
FAYETTEVILLE AR 72703-6599



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: 716095 1685  
  
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	90	90	Lease: 300370 Type: REAL Owner #: 716095
HAWKINS ISD	90	90	Legal: HAWKINS FLD UN TR B2-08
WASTE DISPOSAL	90	90	XTO ENERGY AB 460 J POLLEY SURVEY (J B SMITH)  .012278 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$90 in 2023 as compared to \$70 in 2018 is a 28.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	90	0	90
HAWKINS ISD	90	0	90
WASTE DISPOSAL	90	0	90

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	56,010 56,010 56,010	56,560 56,560 56,560	Lease: 300400 Type: REAL Owner #: 716095 Legal: HAWKINS FLD UN TR B2-11 XTO ENERGY AB 300 W HERRINGTON SURVEY (J B SMITH TR#1)  .012278 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$56,560 in 2023 as compared to \$45,110 in 2018 is a 25.38% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	56,010 56,010 56,010	0 0 0	56,560 56,560 56,560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	4,090 4,090 4,090 4,090	4,130 4,130 4,130 4,130	Lease: 302200 Type: REAL Owner #: 716095 Legal: HAWKINS FLD UN TR B5-11 XTO ENERGY AB 41 BREWER SURVEY (LACY-J B SMITH)  .008929 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$4,130 in 2023 as compared to \$3,300 in 2018 is a 25.15% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	4,090 4,090 4,090 4,090	0 0 0 0	4,130 4,130 4,130 4,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	18,190 18,190 18,190 18,190	18,370 18,370 18,370 18,370	Lease: 302250 Type: REAL Owner #: 716095 Legal: HAWKINS FLD UN TR B5-16 XTO ENERGY AB 41 BREWER SURVEY (C G SMITH)  .062500 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$18,370 in 2023 as compared to \$14,650 in 2018 is a 25.39% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	18,190 18,190 18,190 18,190	0 0 0 0	18,370 18,370 18,370 18,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	5,030	5,080	Lease: 302740 Type: REAL Owner #: 716095
CITY OF HAWKINS	5,030	5,080	Legal: HAWKINS FLD UN TR B7-15
HAWKINS ISD	5,030	5,080	XTO ENERGY
WASTE DISPOSAL	5,030	5,080	AB 41 BREWER SURVEY (J B SMITH ADMIN)
HB1984: The Appraised value of \$5,080 in 2023 as compared to \$4,050 in 2018 is a 25.43% increase.			.017857 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,030	0	5,080
CITY OF HAWKINS	5,030	0	5,080
HAWKINS ISD	5,030	0	5,080
WASTE DISPOSAL	5,030	0	5,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	5,660	5,710	Lease: 302770 Type: REAL Owner #: 716095
CITY OF HAWKINS	5,660	5,710	Legal: HAWKINS FLD UN TR B7-18
HAWKINS ISD	5,660	5,710	XTO ENERGY
WASTE DISPOSAL	5,660	5,710	AB 41 BREWER SURVEY (R B SMITH-A)
HB1984: The Appraised value of \$5,710 in 2023 as compared to \$4,560 in 2018 is a 25.22% increase.			.020089 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,660	0	5,710
CITY OF HAWKINS	5,660	0	5,710
HAWKINS ISD	5,660	0	5,710
WASTE DISPOSAL	5,660	0	5,710

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	89,070	0	89,940		
HAWKINS ISD	89,070	0	89,940		
WASTE DISPOSAL	89,070	0	89,940		
CITY OF HAWKINS	32,970	0	33,290		

