

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

SEVERT HUNTER HUTCHESON  
A/K/A BRYAN HUNTER SEVERT  
7744 GREYHAWK AVE  
GIG HARBOR WA 98335-4925



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: 716771 4360  
  
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	60	10	Lease: 50200 Type: REAL Owner #: 716771
HAWKINS ISD	60	10	Legal: HAWKINS G/U 2-TRACT J
WASTE DISPOSAL	60	10	XTO ENERGY INC AB 415/183 PARKER-ESPARCIA SUR WELL #1L RRC# 31738  .001302 Royalty Interest Category: G1 Railroad #: 31738
HB1984: The Appraised value of \$10 in 2023 as compared to \$280 in 2018 is a 96.43% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	10
HAWKINS ISD	60	0	10
WASTE DISPOSAL	60	0	10

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	70 70 70	70 70 70	Lease: 300270 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B1-28 XTO ENERGY AB 183 M A ESPARCIA SURVEY (L A BRYAN EST-D)  .002930 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$70 in 2023 as compared to \$60 in 2018 is a 16.67% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	70 70 70	0 0 0	70 70 70		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	540 540 540	550 550 550	Lease: 300280 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B1-29 XTO ENERGY AB 183 M A ESPARCIA SURVEY (L A BRYAN-C)  .003256 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$550 in 2023 as compared to \$440 in 2018 is a 25.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	540 540 540	0 0 0	550 550 550		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	830 830 830	830 830 830	Lease: 300770 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B3-01 XTO ENERGY AB 183 M A ESPARCIA SURVEY (L A BRYAN EST-B-2)  .001628 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$830 in 2023 as compared to \$670 in 2018 is a 23.88% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	830 830 830	0 0 0	830 830 830		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	25,700 25,700 25,700	25,950 25,950 25,950	Lease: 300920 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B3-16 XTO ENERGY AB 451 PARKER SURVEY (L A BRYAN EST-B-1)  .001302 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$25,950 in 2023 as compared to \$20,700 in 2018 is a 25.36% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	25,700 25,700 25,700	0 0 0	25,950 25,950 25,950		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	17,630 17,630 17,630	17,800 17,800 17,800	Lease: 300930 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B3-17 XTO ENERGY AB 451 PARKER SURVEY (L A BRYAN EST)  .001628 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$17,800 in 2023 as compared to \$14,200 in 2018 is a 25.35% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	17,630 17,630 17,630	0 0 0	17,800 17,800 17,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	920 920 920 920	930 930 930 930	Lease: 302730 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B7-14 XTO ENERGY AB 41 C BREWER SURVEY (L A BRYAN-E)  .003256 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$930 in 2023 as compared to \$740 in 2018 is a 25.68% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	920 920 920 920	0 0 0 0	930 930 930 930

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	2,180 2,180 2,180 2,180	2,210 2,210 2,210 2,210	Lease: 303190 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B8-27 XTO ENERGY AB 41 BREWER SURVEY (J M BRYAN)  .006944 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$2,210 in 2023 as compared to \$1,760 in 2018 is a 25.57% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	2,180 2,180 2,180 2,180	0 0 0 0	2,210 2,210 2,210 2,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	50 50 50	10 10 10	Lease: 500440 Type: REAL Owner #: 716771 Legal: HAWKINS G/U 2-TRACT A XTO ENERGY INC AB 415/183 PARKER-ESPARCIA SUR TRACT A RRC #31738  .001628 Royalty Interest Category: G1 Railroad #: 31738  HB1984: The Appraised value of \$10 in 2023 as compared to \$240 in 2018 is a 95.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HAWKINS ISD WASTE DISPOSAL	50 50 50	0 0 0	10 10 10

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	47,980	0	48,360		
HAWKINS ISD	47,980	0	48,360		
WASTE DISPOSAL	47,980	0	48,360		
CITY OF HAWKINS	3,100	0	3,140		