

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

CHAPMAN LANGDON  
14804 TURQUOISE TRL  
WILLIS TX 77375-2394



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: 717283 860  
  
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	5,610	5,660	Lease: 301060 Type: REAL Owner #: 717283
HAWKINS ISD	5,610	5,660	Legal: HAWKINS FLD UN TR B3-30
WASTE DISPOSAL	5,610	5,660	XTO ENERGY AB 41 BREWER SURVEY (ELLIS PRINCE EST-WEST-2)  .000521 Royalty Interest Category: G1 Railroad #: 5743
HB1984: The Appraised value of \$5,660 in 2023 as compared to \$4,520 in 2018 is a 25.22% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,610	0	5,660
HAWKINS ISD	5,610	0	5,660
WASTE DISPOSAL	5,610	0	5,660

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	3,230	3,260	Lease: 301070 Type: REAL Owner #: 717283
CITY OF HAWKINS	1,260	1,270	Legal: HAWKINS FLD UN TR B3-31
HAWKINS ISD	3,230	3,260	XTO ENERGY
WASTE DISPOSAL	3,230	3,260	AB 41 BREWER SURVEY (ELLIS PRINCE EST-EAST-1)
HB1984: The Appraised value of \$3,260 in 2023 as compared to \$2,600 in 2018 is a 25.38% increase.			.000521 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,230	0	3,260
CITY OF HAWKINS	1,260	0	1,270
HAWKINS ISD	3,230	0	3,260
WASTE DISPOSAL	3,230	0	3,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	840	840	Lease: 301140 Type: REAL Owner #: 717283
CITY OF HAWKINS	840	840	Legal: HAWKINS FLD UN TR B3-38
HAWKINS ISD	840	840	XTO ENERGY
WASTE DISPOSAL	840	840	AB 41 BREWER SURVEY (S E COCHRANE-2)
HB1984: The Appraised value of \$840 in 2023 as compared to \$670 in 2018 is a 25.37% increase.			.001394 Royalty Interest Category: G1 Railroad #: 5743
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	840	0	840
CITY OF HAWKINS	840	0	840
HAWKINS ISD	840	0	840
WASTE DISPOSAL	840	0	840

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	9,680	0	9,760		
HAWKINS ISD	9,680	0	9,760		
WASTE DISPOSAL	9,680	0	9,760		
CITY OF HAWKINS	2,100	0	2,110		