

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

woodhelp@woodcad.org

MCKEEVER BETTY S LLC  
JAMES B MCKEEVER MANAGER  
285 LINTON BELLEVUE RD  
BENTON LA 71006-4428



APPRAISAL YEAR 2025  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 7/07/2025 AT: 9:00 AM  
APPRAISAL DISTRICT OFFICE  
210 CLARK STREET  
QUITMAN, TEXAS 75783  
903-657-2555 EXT 12 MINERALS  
903 657 2555 EXT 24 ROYALTIES  
903 657 2555 EXT 14 PERSONAL  
Protest Deadline: 6-13-2025  
ARB Hearing: 7-07-2025  
Owner: 161586 3001  
  
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 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	780 780 780	730 730 730	Lease: 300900 Type: REAL Owner #: 161586 Legal: HAWKINS FLD UN TR B3-14 MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (JACKSON-CHISM-1)  .000770 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$730 in 2025 as compared to \$730 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	780 780 780	0 0 0	730 730 730

Additional Owner's Properties are continued on following page(s).

*The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.*

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

TRACY NICHOLS  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	2,160	2,010	Lease: 300990 Type: REAL Owner #: 161586		
HAWKINS ISD	2,160	2,010	Legal: HAWKINS FLD UN TR B3-23		
WASTE DISPOSAL	2,160	2,010	MERIT ENERGY CORP AB 604 WIDEMAN SURVEY (JACKSON-CHISM-B)		
HB1984: The Appraised value of \$2,010 in 2025 as compared to \$2,020 in 2020 is a .50% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,160	0	2,010		
HAWKINS ISD	2,160	0	2,010		
WASTE DISPOSAL	2,160	0	2,010		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	34,820	32,420	Lease: 301060 Type: REAL Owner #: 161586		
HAWKINS ISD	34,820	32,420	Legal: HAWKINS FLD UN TR B3-30		
WASTE DISPOSAL	34,820	32,420	MERIT ENERGY CORP AB 41 BREWER SURVEY (ELLIS PRINCE EST-WEST-2)		
HB1984: The Appraised value of \$32,420 in 2025 as compared to \$32,520 in 2020 is a .31% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	34,820	0	32,420		
HAWKINS ISD	34,820	0	32,420		
WASTE DISPOSAL	34,820	0	32,420		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	20,040	18,660	Lease: 301070 Type: REAL Owner #: 161586		
CITY OF HAWKINS	7,810	7,280	Legal: HAWKINS FLD UN TR B3-31		
HAWKINS ISD	20,040	18,660	MERIT ENERGY CORP		
WASTE DISPOSAL	20,040	18,660	AB 41 BREWER SURVEY (ELLIS PRINCE EST-EAST-1)		
HB1984: The Appraised value of \$18,660 in 2025 as compared to \$18,710 in 2020 is a .27% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20,040	0	18,660		
CITY OF HAWKINS	7,810	0	7,280		
HAWKINS ISD	20,040	0	18,660		
WASTE DISPOSAL	20,040	0	18,660		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	2,220	2,070	Lease: 301180 Type: REAL Owner #: 161586		
CITY OF HAWKINS	1,950	1,820	Legal: HAWKINS FLD UN TR B3-42		
HAWKINS ISD	2,220	2,070	MERIT ENERGY CORP		
WASTE DISPOSAL	2,220	2,070	AB 41 BREWER SURVEY (TOM JACKSON-D)		
HB1984: The Appraised value of \$2,070 in 2025 as compared to \$2,080 in 2020 is a .48% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,220	0	2,070		
CITY OF HAWKINS	1,950	0	1,820		
HAWKINS ISD	2,220	0	2,070		
WASTE DISPOSAL	2,220	0	2,070		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	60,020	0	55,890		
HAWKINS ISD	60,020	0	55,890		
WASTE DISPOSAL	60,020	0	55,890		
CITY OF HAWKINS	9,760	0	9,100		

