

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

MCKEE FRANKLIN JAMES
1704 CEDAR COVE CIR
CEDAR HILL TX 75104-6412



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:	701258 2999
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		240	250	Lease: 50800 Type: REAL Owner #: 701258	
HAWKINS ISD		240	250	Legal: HAWKINS G/U 5-1	
WASTE DISPOSAL		240	250	MMGL EAST TEXAS II AB 645 ETL WATSON-MOSELEY SURS WELL #1 RRC# 33093	
				.000130 Royalty Interest Category: G1 Railroad #: 33093	
HB1984: The Appraised value of \$250 in 2025 as compared to \$290 in 2020 is a 13.79% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		240	0	250	
HAWKINS ISD		240	0	250	
WASTE DISPOSAL		240	0	250	

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 HAWKINS ISD WASTE DISPOSAL	210 210 210	200 200 200	Lease: 300950 Type: REAL Owner #: 701258 Legal: HAWKINS FLD UN TR B3-19 MERIT ENERGY CORP AB 645 H E WATSON SURVEY (J H KIRKPATRICK-B W/2) .001158 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$200 in 2025 as compared to \$200 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	210 210 210	0 0 0	200 200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	3,810 3,810 3,810 3,810	3,550 3,550 3,550 3,550	Lease: 301170 Type: REAL Owner #: 701258 Legal: HAWKINS FLD UN TR B3-41 MERIT ENERGY CORP AB 41 BREWER SURVEY (TOM JACKSON-A) .001736 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$3,550 in 2025 as compared to \$3,560 in 2020 is a .28% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	3,810 3,810 3,810 3,810	0 0 0 0	3,550 3,550 3,550 3,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	6,800 5,980 6,800 6,800	6,330 5,570 6,330 6,330	Lease: 301180 Type: REAL Owner #: 701258 Legal: HAWKINS FLD UN TR B3-42 MERIT ENERGY CORP AB 41 BREWER SURVEY (TOM JACKSON-D) .001516 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$6,330 in 2025 as compared to \$6,350 in 2020 is a .31% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	6,800 5,980 6,800 6,800	0 0 0 0	6,330 5,570 6,330 6,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	340 340 340	320 320 320	Lease: 301700 Type: REAL Owner #: 701258 Legal: HAWKINS FLD UN TR B4-16 MERIT ENERGY CORP AB 645 H E WATSON SURVEY (J H KIRKPATRICK-B W/2) .001158 Royalty Interest Category: G1 Railroad #: 5743 HB1984: The Appraised value of \$320 in 2025 as compared to \$320 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	340 340 340	0 0 0	320 320 320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		320	300	Lease: 301710	Type: REAL Owner #: 701258
HAWKINS ISD		320	300	Legal: HAWKINS FLD UN TR B4-17	
WASTE DISPOSAL		320	300	MERIT ENERGY CORP AB 645 WATSON SURVEY (J H KIRKPATRICK-A)	
HB1984: The Appraised value of \$300 in 2025			as compared to \$300 in 2020	is a .00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	320	0	300		
HAWKINS ISD	320	0	300		
WASTE DISPOSAL	320	0	300		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	11,720	0	10,950		
HAWKINS ISD	11,720	0	10,950		
WASTE DISPOSAL	11,720	0	10,950		
CITY OF HAWKINS	9,790	0	9,120		

