

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

MCCAIG FAMILY PARTNERSHIP  
PO BOX 25422  
DALLAS TX 75225-1422



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:	708237 2896
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	50	50	Lease: 50800 Type: REAL Owner #: 708237
HAWKINS ISD	50	50	Legal: HAWKINS G/U 5-1
WASTE DISPOSAL	50	50	MMGL EAST TEXAS II
			AB 645 ETL WATSON-MOSELEY SURS
			WELL #1 RRC# 33093
			.000014 Royalty Interest
			Category: G1
			Railroad #: 33093
HB1984: The Appraised value of \$50 in 2025 as compared to \$50 in 2020 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	0	50
HAWKINS ISD	50	0	50
WASTE DISPOSAL	50	0	50

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	40 40 40	40 40 40	Lease: 301040 Type: REAL Owner #: 708237 Legal: HAWKINS FLD UN TR B3-28 MERIT ENERGY CORP AB 604 E WIDEMAN SURVEY (JOSHUA PRINCE)  .000014 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$40 in 2025 as compared to \$40 in 2020 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	40 40 40	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	790 790 790	740 740 740	Lease: 301730 Type: REAL Owner #: 708237 Legal: HAWKINS FLD UN TR B4-19 MERIT ENERGY CORP AB 645 WATSON SURVEY (IVEY RUTHERFORD TR-1)  .000199 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$740 in 2025 as compared to \$740 in 2020 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	790 790 790	0 0 0	740 740 740		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	970 970 970	910 910 910	Lease: 301750 Type: REAL Owner #: 708237 Legal: HAWKINS FLD UN TR B4-21 MERIT ENERGY CORP AB 645 WATSON SURVEY (IVEY RUTHERFORD TR-2)  .000122 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$910 in 2025 as compared to \$910 in 2020 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	970 970 970	0 0 0	910 910 910		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	650 650 650	600 600 600	Lease: 301810 Type: REAL Owner #: 708237 Legal: HAWKINS FLD UN TR B4-27 MERIT ENERGY CORP AB 645 WATSON SURVEY (IVEY RUTHERFORD TR-3)  .000103 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$600 in 2025 as compared to \$600 in 2020 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	650 650 650	0 0 0	600 600 600		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	490 490 490	450 450 450	Lease: 301830 Type: REAL Owner #: 708237 Legal: HAWKINS FLD UN TR B4-29 MERIT ENERGY CORP AB 299 HEARD SURVEY (C W B M-C)  .000051 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$450 in 2025 as compared to \$450 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	490 490 490	0 0 0	450 450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS G HAWKINS ISD WASTE DISPOSAL	170 170 170 170	150 150 150 150	Lease: 302670 Type: REAL Owner #: 708237 Legal: HAWKINS FLD UN TR B7-08 MERIT ENERGY CORP AB 41 BREWER SURVEY (FITS HEIRS)  .000608 Override Royalty Category: G1 Railroad #: 5743  Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$150 in 2025 as compared to \$150 in 2020 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	170 0 170 170	0 150 0 0	150 0 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY QUITMAN ISD G HOSPITAL G WASTE DISPOSAL	810 810 810 810	470 470 470 470	Lease: 500294 Type: REAL Owner #: 708237 Legal: BAGBY-STROUD UNIT #1 FAIR OIL LTD AB 402 JAMES MCFARLAND SURVEY WELL #1 RRC# 14372  .000210 Royalty Interest Category: G1 Railroad #: 14372  Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$470 in 2025 as compared to \$190 in 2020 is a 147.37% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	810 0 0 810	0 470 470 0	470 0 0 470

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,970	0	3,410		
HAWKINS ISD	3,160	0	2,940		
WASTE DISPOSAL	3,970	0	3,410		
CITY OF HAWKINS	0	150	0		
QUITMAN ISD	0	470	0		
HOSPITAL	0	470	0		

