

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

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



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: 716771 4164  
  
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	C	20	20	Lease: 50200 Type: REAL Owner #: 716771
HAWKINS ISD	C	20	20	Legal: HAWKINS G/U 2-TRACT J
WASTE DISPOSAL	C	20	20	MMGL EAST TEXAS II AB 415/183 PARKER-ESPARCIA SUR WELL #1L RRC# 31738  .001302 Royalty Interest Category: G1 Railroad #: 31738
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$20 in 2025 as compared to \$210 in 2020 is a 90.48% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	12	10	10	
HAWKINS ISD	12	10	10	
WASTE DISPOSAL	12	10	10	

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	60 60 60	50 50 50	Lease: 300270 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B1-28 MERIT ENERGY CORP AB 183 M A ESPARCIA SURVEY (L A BRYAN EST-D)  .002930 Royalty Interest Category: G1 Railroad #: 5743		
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 HAWKINS ISD WASTE DISPOSAL	60 60 60	0 0 0	50 50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	450 450 450	420 420 420	Lease: 300280 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B1-29 MERIT ENERGY CORP AB 183 M A ESPARCIA SURVEY (L A BRYAN-C)  .003256 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$420 in 2025 as compared to \$420 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	450 450 450	0 0 0	420 420 420		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	680 680 680	640 640 640	Lease: 300770 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B3-01 MERIT ENERGY CORP AB 183 M A ESPARCIA SURVEY (L A BRYAN EST-B-2)  .001628 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$640 in 2025 as compared to \$640 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	680 680 680	0 0 0	640 640 640		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	21,290 21,290 21,290	19,820 19,820 19,820	Lease: 300920 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B3-16 MERIT ENERGY CORP AB 451 PARKER SURVEY (L A BRYAN EST-B-1)  .001302 Royalty Interest Category: G1 Railroad #: 5743		
HB1984: The Appraised value of \$19,820 in 2025 as compared to \$19,880 in 2020 is a .30% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	21,290 21,290 21,290	0 0 0	19,820 19,820 19,820		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	14,600 14,600 14,600	13,590 13,590 13,590	Lease: 300930 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B3-17 MERIT ENERGY CORP AB 451 PARKER SURVEY (L A BRYAN EST)  .001628 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$13,590 in 2025 as compared to \$13,640 in 2020 is a .37% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	14,600 14,600 14,600	0 0 0	13,590 13,590 13,590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	760 760 760 760	710 710 710 710	Lease: 302730 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B7-14 MERIT ENERGY CORP AB 41 G BREWER SURVEY (L A BRYAN-E)  .003256 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$710 in 2025 as compared to \$710 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	760 760 760 760	0 0 0 0	710 710 710 710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY CITY OF HAWKINS HAWKINS ISD WASTE DISPOSAL	1,810 1,810 1,810 1,810	1,690 1,690 1,690 1,690	Lease: 303190 Type: REAL Owner #: 716771 Legal: HAWKINS FLD UN TR B8-27 MERIT ENERGY CORP AB 41 BREWER SURVEY (J M BRYAN)  .006944 Royalty Interest Category: G1 Railroad #: 5743  HB1984: The Appraised value of \$1,690 in 2025 as compared to \$1,690 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	1,810 1,810 1,810 1,810	0 0 0 0	1,690 1,690 1,690 1,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY HAWKINS ISD WASTE DISPOSAL	C 20 C 20 C 20	20 20 20	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  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$20 in 2025 as compared to \$180 in 2020 is a 88.89% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY HAWKINS ISD WASTE DISPOSAL	12 12 12	10 10 10	10 10 10

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	39,674	20	36,940		
HAWKINS ISD	39,674	20	36,940		
WASTE DISPOSAL	39,674	20	36,940		
CITY OF HAWKINS	2,570	0	2,400		