

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

VAN HEES PEGGY HERBERT  
943 FM 247  
HUNTSVILLE TX 77320



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: 719499 4766

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		220	200	Lease: 301100      Type: REAL      Owner #: 719499	
CITY OF HAWKINS		220	200	Legal: HAWKINS FLD UN TR B3-34	
HAWKINS ISD		220	200	MERIT ENERGY CORP	
WASTE DISPOSAL		220	200	AB 41 BREWER SURVEY (B A WELLS EST)	
				.000177 Royalty Interest Category: G1 Railroad #: 5743	
HB1984: The Appraised value of \$200 in 2025 as compared to \$210 in 2020 is a 4.76% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		220	0	200	
CITY OF HAWKINS		220	0	200	
HAWKINS ISD		220	0	200	
WASTE DISPOSAL		220	0	200	

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	270	250	Lease: 301110 Type: REAL Owner #: 719499
CITY OF HAWKINS	270	250	Legal: HAWKINS FLD UN TR B3-35
HAWKINS ISD	270	250	MERIT ENERGY CORP
WASTE DISPOSAL	270	250	AB 41 G BREWER SURVEY (BRACKEN-B A WELLS EST)
.000191 Royalty Interest Category: G1 Railroad #: 5743			
HB1984: The Appraised value of \$250 in 2025 as compared to \$260 in 2020 is a 3.85% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	270	0	250
CITY OF HAWKINS	270	0	250
HAWKINS ISD	270	0	250
WASTE DISPOSAL	270	0	250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	3,840	3,580	Lease: 302280 Type: REAL Owner #: 719499
CITY OF HAWKINS	3,840	3,580	Legal: HAWKINS FLD UN TR B5-19
HAWKINS ISD	3,840	3,580	MERIT ENERGY CORP
WASTE DISPOSAL	3,840	3,580	AB 41 BREWER SURVEY (MANZIEL-B H WELLS HRS)
.004167 Royalty Interest Category: G1 Railroad #: 5743			
HB1984: The Appraised value of \$3,580 in 2025 as compared to \$3,590 in 2020 is a .28% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,840	0	3,580
CITY OF HAWKINS	3,840	0	3,580
HAWKINS ISD	3,840	0	3,580
WASTE DISPOSAL	3,840	0	3,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	1,820	1,700	Lease: 302540 Type: REAL Owner #: 719499
CITY OF HAWKINS	1,820	1,700	Legal: HAWKINS FLD UN TR B6-20
HAWKINS ISD	1,820	1,700	MERIT ENERGY CORP
WASTE DISPOSAL	1,820	1,700	AB 41 BREWER SURVEY (B A WELLS HEIRS)
.005000 Royalty Interest Category: G1 Railroad #: 5743			
HB1984: The Appraised value of \$1,700 in 2025 as compared to \$1,700 in 2020 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,820	0	1,700
CITY OF HAWKINS	1,820	0	1,700
HAWKINS ISD	1,820	0	1,700
WASTE DISPOSAL	1,820	0	1,700

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,150	0	5,730		
CITY OF HAWKINS	6,150	0	5,730		
HAWKINS ISD	6,150	0	5,730		
WASTE DISPOSAL	6,150	0	5,730		