

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 CYNTHIA
3818 CRESTPARK DR
DALLAS TX 75244



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:	720164 2998
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 #: 720164		
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		
No 2020 Hist						
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 No 2020 Hist	210 210 210	200 200 200	Lease: 300950 Type: REAL Owner #: 720164 Legal: HAWKINS FLD UN TR B3-19 MERIT ENERGY CORP AB 645 H E WATSON SURVEY (J H KIRKPATRICK-B W/2) .001157 Royalty Interest Category: G1 Railroad #: 5743		
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 No 2020 Hist	3,810 3,810 3,810 3,810	3,550 3,550 3,550 3,550	Lease: 301170 Type: REAL Owner #: 720164 Legal: HAWKINS FLD UN TR B3-41 MERIT ENERGY CORP AB 41 BREWER SURVEY (TOM JACKSON-A) .001736 Royalty Interest Category: G1 Railroad #: 5743		
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 No 2020 Hist	6,800 5,980 6,800 6,800	6,330 5,570 6,330 6,330	Lease: 301180 Type: REAL Owner #: 720164 Legal: HAWKINS FLD UN TR B3-42 MERIT ENERGY CORP AB 41 BREWER SURVEY (TOM JACKSON-D) .001516 Royalty Interest Category: G1 Railroad #: 5743		
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 No 2020 Hist	340 340 340	320 320 320	Lease: 301700 Type: REAL Owner #: 720164 Legal: HAWKINS FLD UN TR B4-16 MERIT ENERGY CORP AB 645 H E WATSON SURVEY (J H KIRKPATRICK-B W/2) .001157 Royalty Interest Category: G1 Railroad #: 5743		
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 #: 720164
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)		
				.000905 Royalty Interest		
				Category: G1		
				Railroad #:	5743	
No 2020 Hist						
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		

