

2026 Truth-In-Taxation

Taxing Jurisdictions other than school/water district | Wood County, TX

Jurisdiction Information

Jurisdiction Name

City of Hawkins

Primary Contact

The jurisdiction's primary liaison with the tax office concerning the TNT process and must be familiar with/able to discuss the information on the following pages.

Name Mandy Thomas
Title / Organization City Secretary
Mailing Address P.O. Box 329
City / State / ZIP Hawkins, Texas 75765
Phone / Extension 903-769-2224 press 2
Email mandy@hawkinstx.org

Administrative Partners to be copied on TNT emails (Optional)

Name Mandy Thomas
Phone 903-769-2224 press 2
Email mandy@hawkinstx.org

Public Information Contact (Required by SB2)

The agency or individual to whom we should refer citizens wishing to contact the jurisdiction.

Name Mandy Thomas
Title / Organization City Secretary
Website Address <https://www.hswkinstx.org>
Phone / Extension 903-769-2224 press 2
Email mandy@hawkinstx.org

Tax Planning

Planned Tax Rate Adoption Date: September 17, 2026
(must be no later than September 21)

Regular Meeting Dates: September 21, 2026

Optional Exemption Update
(Homestead, Disability, Over 65)

☐ Yes (Attach documentation)
☒ No

Annex property after January 1st of previous year?

☐ Yes ☒ No

**Implemented new TIF's, TIRZ's,
or abatements?**

☐ Yes ☒ No

De-annex property after January 1st of previous year?

☐ Yes ☒ No

**Adopt/change a sales tax specifically levied to offset property taxes
since August of previous year?** ☐ Yes ☒ No

Required Financial Details

Value

TIF/TIRZ Contributions last year

Current year's captured appraised value in TIF/TIRZ

Additional sales tax collected and spent on M&O, in lieu of property
tax, in the previous year

Additional sales tax collected in lieu of property tax in the previous 4th
quarters (3rd & 4th, 1st & 2nd)

Estimated unencumbered fund balance at year end

M&O: I&S:

Debt Service Payment (Secured by Property/Sales Tax)

Description of Debt: Wastewater Treatment Plant

Principle: 175,079.00 Interest: 35,085.00 Other: Total Payment: 210,164.00

Description of Debt: TWBD Lead Service Line Replacement Project #102836

Principle: 25,000.00 Interest: 35,352.00 Other: Total Payment: 60,352.00

Total required debt service:	270,516.00
Any amount to be paid from unencumbered funds:	0.00
Any amount to be paid from other sources:	155,852.00

Planning Calendar

Deadline for Chief Appraiser to certify roll is July 25th.
 Begin calculation of NNR and VAR tax rates for all jurisdictions.
 Posting of NNR and VAR tax rates; schedules and fund balances on the taxing unit website.

Public Meeting Rate Adoption

Address: 200 N. Beulah St. Hawkins, Tx 75765

Date: September 17, 2026 **Time:** 6:00 p.m.

Date of meeting to propose tax rate and record vote: PTR- August 13, 2026
 RV - September 17, 2026

Date of Governing Body public hearing to discuss proposed tax rate: September 17, 2026

(The rate may be adopted at this meeting)

Hearing may not be held before 5th day after chief appraiser has delivered the notice by Section 26.04 (e-2) and complied with Section 26.17 (f).

7 day deadline of meeting to adopt tax rate if not adopted at public hearing.

Date of meeting to adopt tax rate (if not adopted at hearing):

Must not be held later than the 7th day after the public hearing if not adopted at public hearing.

Rate Formula Advisory (For Cities/Counties)

Certain units may apply a de minimis rate.

Scenario	Automatic Ratification	No Election
Proposed Rate > NNR & VAR	X	X
Proposed Rate < NNR & VAR	X	X
Proposed Rate > NNR & < VAR	X	X
Proposed Rate < NNR & < VAR	X	X

Official Declaration

By signing my name below, as an elected official/agent/officer of my jurisdiction listed in the Contact Information section of this document, I hereby confirm that the information I provided herein is accurate, correct and complete to the best of my knowledge. I shall inform the Wood County Tax Assessor/Collector in writing of any changes to the information I already provided and to update the information on this form whenever requested by the collector.

To facilitate the collector's compliance with the Texas Property Tax Code laws to which my jurisdiction is subject, I shall provide the collector with any documentation requested to whose tax laws by jurisdiction are subject, or to its representatives. I further agree to provide and/or update the above referenced documents as and when required by the terms and conditions set out by the contract with Wood County.

The jurisdiction, for which the collector and its representatives facilitate calculations, shall indemnify, hold harmless and defend the collector, its employees and Wood County from any and all liability or claims arising, in whole or in part, out of the performance of the tax rates calculated by the Wood County Tax Assessor/Collector and its employees.

A handwritten signature in black ink, appearing to be a stylized name, is written over a horizontal line.

Authorized Signature and Date

2025 CERTIFIED TOTALS

Property Count: 8,061

CHA - HAWKINS CITY

Grand Totals

7/15/2026

9:31:22AM

Land		Value			
Homesite:		3,317,853			
Non Homesite:		9,917,382			
Ag Market:		1,103,900			
Timber Market:		1,023,760	Total Land	(+)	15,362,895
Improvement		Value			
Homesite:		60,517,577			
Non Homesite:		53,543,612	Total Improvements	(+)	114,061,189
Non Real	Count	Value			
Personal Property:	129	12,781,410			
Mineral Property:	6,897	36,480,710			
Autos:	0	0	Total Non Real	(+)	49,262,120
			Market Value	=	178,686,204
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,052,600	75,060			
Ag Use:	18,360	0	Productivity Loss	(-)	2,020,964
Timber Use:	13,276	1,292	Appraised Value	=	176,665,240
Productivity Loss:	2,020,964	73,768			
			Homestead Cap	(-)	9,735,780
			23.231 Cap	(-)	1,549,390
			Assessed Value	=	165,380,070
			Total Exemptions Amount (Breakdown on Next Page)	(-)	33,417,467
			Net Taxable	=	131,962,603

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,112,840.63 = 131,962,603 * (0.843300 / 100)

Certified Estimate of Market Value: 178,686,204
 Certified Estimate of Taxable Value: 131,962,603

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

Wood County

2025 CERTIFIED TOTALS

As of Supplement 52

Property Count: 8,061

CHA - HAWKINS CITY
Grand Totals

7/15/2026

9:31:46AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	10	0	0	0
DV2	2	0	19,500	19,500
DV4	11	0	48,000	48,000
DVHS	9	0	1,900,708	1,900,708
EX	63	0	324,010	324,010
EX-XV	79	0	19,031,095	19,031,095
EX366	1,375	0	139,730	139,730
HS	354	11,954,424	0	11,954,424
OV65	158	0	0	0
Totals		11,954,424	21,463,043	33,417,467

2026 CERTIFIED TOTALS

Property Count: 8,136

CHA - HAWKINS CITY
Grand Totals

7/15/2026

8:56:44AM

Land		Value			
Homesite:		3,347,920			
Non Homesite:		10,305,143			
Ag Market:		1,103,900			
Timber Market:		845,807	Total Land	(+)	15,602,770
Improvement		Value			
Homesite:		57,466,628			
Non Homesite:		58,558,672	Total Improvements	(+)	116,025,300
Non Real		Count	Value		
Personal Property:	127		13,640,180		
Mineral Property:	6,972		23,320,060		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	36,960,240
					168,588,310
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,874,647	75,060			
Ag Use:	17,380	0	Productivity Loss	(-)	1,848,622
Timber Use:	8,645	1,166	Appraised Value	=	166,739,688
Productivity Loss:	1,848,622	73,894			
			Homestead Cap	(-)	6,000,844
			23.231 Cap	(-)	880,621
			Assessed Value	=	159,858,223
			Total Exemptions Amount (Breakdown on Next Page)	(-)	41,132,581
			Net Taxable	=	118,725,642

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,001,213.34 = 118,725,642 * (0.843300 / 100)

Certified Estimate of Market Value: 168,588,310
 Certified Estimate of Taxable Value: 118,725,642

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2026 CERTIFIED TOTALS

Property Count: 8,136

CHA - HAWKINS CITY
Grand Totals

7/15/2026

8:57:30AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	92	0	2,677,920	2,677,920
145D	1	0	125,000	125,000
145D1	24	0	1,330,290	1,330,290
DP	10	0	0	0
DV2	3	0	19,500	19,500
DV4	11	0	48,000	48,000
DVHS	13	0	2,154,114	2,154,114
EX	74	0	286,310	286,310
EX-XN	1	0	0	0
EX-XV	68	0	22,994,607	22,994,607
EX366	1,581	0	125,880	125,880
HS	348	11,370,960	0	11,370,960
OV65	168	0	0	0
Totals		11,370,960	29,761,621	41,132,581

2026 CERTIFIED TOTALS

Property Count: 8,136

CHA - HAWKINS CITY

Grand Totals

7/15/2026

8:57:30AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	599	160.2880	\$284,580	\$81,575,652	\$62,037,891
B	MULTIFAMILY RESIDENCE	11	7.2320	\$0	\$4,217,070	\$4,217,070
C1	VACANT LOTS AND LAND TRACTS	224	78.4448	\$0	\$2,403,161	\$2,119,042
D1	QUALIFIED OPEN-SPACE LAND	15	177.8847	\$0	\$1,874,647	\$26,025
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$3,000	\$3,000
E	RURAL LAND, NON QUALIFIED OPE	46	261.6457	\$4,100	\$3,474,097	\$3,145,263
F1	COMMERCIAL REAL PROPERTY	88	43.9751	\$0	\$14,495,518	\$14,195,037
G1	OIL AND GAS	6,898		\$0	\$23,033,750	\$22,895,182
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$301,650	\$176,650
J3	ELECTRIC COMPANY (INCLUDING C	3	1.1600	\$0	\$1,952,410	\$1,702,410
J4	TELEPHONE COMPANY (INCLUDI	14	1.3214	\$0	\$1,069,670	\$671,910
J5	RAILROAD	4	1.4700	\$0	\$1,494,050	\$1,369,050
J6	PIPELAND COMPANY	15	6.0000	\$0	\$319,580	\$132,010
J7	CABLE TELEVISION COMPANY	3		\$0	\$1,552,130	\$1,302,130
L1	COMMERCIAL PERSONAL PROPE	85		\$0	\$5,529,870	\$3,214,480
L2	INDUSTRIAL AND MANUFACTURIN	9		\$0	\$1,537,430	\$1,049,900
M1	TANGIBLE OTHER PERSONAL, MOB	9		\$72,580	\$473,640	\$468,592
X	TOTALLY EXEMPT PROPERTY	142	146.7758	\$16,453,190	\$23,280,985	\$0
Totals			886.1975	\$16,814,450	\$168,588,310	\$118,725,642

2026 CERTIFIED TOTALS

Property Count: 8,136

CHA - HAWKINS CITY
Effective Rate Assumption

7/15/2026

8:57:30AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:\$16,814,450
\$325,050**New Exemptions**

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2025 Market Value	\$0
EX366	HB366 Exempt	326	2025 Market Value	\$58,510
ABSOLUTE EXEMPTIONS VALUE LOSS				\$58,510

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	85	\$2,315,390
DV2	Disabled Veterans 30% - 49%	1	\$398
DV4	Disabled Veterans 70% - 100%	2	\$12,000
DVHS	Disabled Veteran Homestead	5	\$462,814
HS	Homestead	24	\$465,874
OV65	Over 65	19	\$0
PARTIAL EXEMPTIONS VALUE LOSS		136	\$3,256,476
NEW EXEMPTIONS VALUE LOSS			\$3,314,986

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$3,314,986

New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
347	\$169,690	\$50,048	\$119,642

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
340	\$170,390	\$50,260	\$120,130

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
347	\$184,780	\$45,296	\$139,484

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
340	\$185,080	\$45,300	\$139,780

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2026 CERTIFIED TOTALS
CHA - HAWKINS CITY**Uncontested Value**

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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Collections for I+S

Recap & Standings Report

Wood Tax Office

Cycles: All Taxing Units: Alba Golden ... Transaction Date Range: 07/01/2025 to 06/30/2026 Sorted By: By Year, Descending Options: Separate Rollbacks, Include

Wood County Tax Office

CHA (City Of Hawkins)

2025 Fiscal Year: 10/01/2025 - 09/30/2026

IS

	Original Roll	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance YTD	Collections
2027	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2026	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2025	97,163.02	0.00	96,756.95	96,756.95	91,143.45	672.99	0.00	234.06	0.75	5,614.25	91,142.70
2024	99,008.20	7,985.91	-192.56	7,793.35	3,382.96	744.96	0.00	669.65	-0.19	4,410.20	2,323.74
2023	112,799.11	3,494.86	-63.79	3,431.07	1,312.78	516.51	0.00	378.64	-0.15	2,118.14	1,255.09
2022	117,954.74	1,840.39	-3.12	1,837.27	219.60	109.54	0.00	66.52	-0.01	1,617.66	199.76
2021	106,829.64	1,252.98	-4.52	1,248.46	76.42	46.78	0.00	24.65	-0.01	1,172.03	62.61
2020	111,099.22	1,134.06	0.00	1,134.06	10.18	7.69	0.00	3.57	0.00	1,123.88	10.18
2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2007 & prior	0.00	20.84	0.00	20.84	0.00	0.00	0.00	0.00	0.00	20.84	0.00
Summary											
Total Current	97,163.02	0.00	96,756.95	96,756.95	91,143.45	672.99	0.00	234.06	0.75	5,614.25	91,142.70
Total Delinquent	547,690.91	15,729.04	-263.99	15,465.05	5,001.94	1,425.48	0.00	1,143.03	-0.36	10,462.75	3,851.38
Rollbacks		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fee Type Total	644,853.93	15,729.04	96,492.96	112,222.00	96,145.39	2,098.47	0.00	1,377.09	0.39	16,077.00	94,994.08

Combined Collections (Collections + P&I Collected) -- 98,243.86

98,243.86 ÷
119,608.00 =
0.82*
- collection
- Debt to be paid

Unpaid Refund Report

WOODTAX

Date Range: 07/01/2025 - 06/30/2026 Sorted by: Date

Threshold:

Threshold Behavior:

Wood County Tax Office

City Of Hawkins

Owner Name	QuickRefID	Payment Date	Receipt #	Recipient	Year	Refund Reason	Hold	Balance Due	Refund Amount
PINNACLE PROPANE LLC	P309509	11/25/2025		PINNACLE PROPANE LLC,	2021	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	9.23
PINNACLE PROPANE LLC	P310229	11/25/2025		PINNACLE PROPANE LLC,	2021	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	9.11
PINNACLE PROPANE LLC	P309509	11/25/2025		PINNACLE PROPANE,	2022	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	4.02
PINNACLE PROPANE LLC	P310229	11/25/2025		PINNACLE PROPANE,	2022	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	25.83
MEUIR MICHAEL CHAD	R41021	11/07/2025		EASTMAN CREDIT UNION,	2023	ADD HS	Y	0.00	3.17
HOLLEY SHANDA	R324097	11/25/2025		CORELOGIC,	2023	ADD HS	Y	0.00	284.16
PINNACLE PROPANE LLC	P309509	11/25/2025		PINNACLE PROPANE,	2023	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	2.70
PINNACLE PROPANE LLC	P310229	11/25/2025		PINNACLE PROPANE,	2023	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	20.39
RAMIREZ ZACHARY	R11839	12/04/2025		CORELOGIC,	2023	ADD HS	Y	0.00	330.51
MEUIR MICHAEL CHAD	R11820	12/09/2025	2025-861597-WOOD	MEUIR MICHAEL CHAD,	2023	paid with HS refund ck ovp ch # 34610	Y	0.00	237.01
HENSON ADRIAN	R41724	12/17/2025		CORELOGIC,	2023	RESUPPLEMENT FOR TAX OFFICE	Y	0.00	270.66
COWLEY WILLIAM J & ABBY E	R40647	01/06/2026		CORELOGIC,	2024	PRO RATE HS	Y	0.00	343.45
DOTSON DAVID & JANET PERRY	R41035	06/24/2026		CORELOGIC,	2024	ADD HS AND OA	Y	0.00	424.04
HOLLINGSWORTH THURMAN BURT	R11881	11/06/2025		Burt Hollingsworth,	2024	FREEZE REFEEZE	Y	0.00	29.17

Unpaid Refund Report

WOODTAX

Date Range: 07/01/2025 - 06/30/2026 Sorted by: Date

Threshold:

Threshold Behavior:

Wood County Tax Office

City Of Hawkins

Owner Name	QuickRefID	Payment Date	Receipt #	Recipient	Year	Refund Reason	Hold	Balance Due	Refund Amount
MEUIR MICHAEL CHAD	R11820	11/22/2025		LERETA, LLC,	2024	ADD HS	Y	0.00	291.00
MEUIR MICHAEL CHAD	R41021	11/22/2025		LERETA, LLC,	2024	ADD HS	Y	0.00	3.38
HARRIS REED	R60638	11/25/2025		CORELOGIC,	2024	PRO RATE HS	Y	0.00	164.41
HOLLEY SHANDA	R324097	11/25/2025		CORELOGIC,	2024	ADD HS	Y	0.00	287.28
PINNACLE PROPANE LLC	P309509	11/25/2025		PINNACLE PROPANE LLC,	2024	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	3.71
PINNACLE PROPANE LLC	P310229	11/25/2025		PINNACLE PROPANE LLC,	2024	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	24.29
RAMIREZ ZACHARY	R11839	12/04/2025		CORELOGIC,	2024	ADD HS	Y	0.00	362.65
HENSON ADRIAN	R41724	12/17/2025		CORELOGIC,	2024	RESUPPLEMENT FOR TAX OFFICE	Y	0.00	281.97

Grand Totals

3,412.14

3,412.140 +

237.01 -

3,175.13 *