

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

KANSAS CITY SOUTHERN RLWY CO
PROPERTY TAX MGR
PO BOX 219335
KANSAS CITY MO 64121-9335



APPRAISAL YEAR 2023
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/27/2023 AT: 9:00 AM
APPRAISAL DISTRICT OFFICE
210 CLARK STREET
QUITMAN, TEXAS 75783
903-657-2555 EXT 12 MINERALS
EXT 25 OWNERSHIP
EXT. 27 BPP, EXT 11 UTILITIES
Protest Deadline: 6-09-2023
ARB Hearing: 6-27-2023
Owner: 706181 2573

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 2023	PROPERTY DESCRIPTION
COUNTY	784,220	784,220	SEQ: 9900060 Type: PERSONAL Owner #: 706181
CITY WINNSBORO	784,220	784,220	Legal: MAIN LINE
WINNSBORO ISD	784,220	784,220	
WASTE DISPOSAL	784,220	784,220	WIN/WIN
			Category: J5 RAILROAD - CORRIDOR

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	784,220	0	784,220		
CITY WINNSBORO	784,220	0	784,220		
WINNSBORO ISD	784,220	0	784,220		
WASTE DISPOSAL	784,220	0	784,220		

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.
Sincerely,

TRACY NICHOLS
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		214,230	214,230	SEQ: 9900080 Type: PERSONAL Owner #: 706181		
CITY WINNSBORO		214,230	214,230	Legal: SIDETRACK		
WINNSBORO ISD		214,230	214,230			
WASTE DISPOSAL		214,230	214,230	WIN/WIN		
				Category: J5 RAILROAD - CORRIDOR		
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		214,230	0	214,230		
CITY WINNSBORO		214,230	0	214,230		
WINNSBORO ISD		214,230	0	214,230		
WASTE DISPOSAL		214,230	0	214,230		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		50	50	SEQ: 9900100 Type: PERSONAL Owner #: 706181		
CITY WINNSBORO		50	50	Legal: SECTION TOOL HOUSE		
WINNSBORO ISD		50	50			
WASTE DISPOSAL		50	50			
				Category: J5A RAILROAD - OTHER PROP		
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		50	0	50		
CITY WINNSBORO		50	0	50		
WINNSBORO ISD		50	0	50		
WASTE DISPOSAL		50	0	50		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		1,960,550	1,869,700	SEQ: 9900120 Type: PERSONAL Owner #: 706181		
WINNSBORO ISD		1,960,550	1,869,700	Legal: MAIN LINE		
WASTE DISPOSAL		1,960,550	1,869,700			
				Category: J5 RAILROAD - CORRIDOR		
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		1,960,550	0	1,869,700		
WINNSBORO ISD		1,960,550	0	1,869,700		
WASTE DISPOSAL		1,960,550	0	1,869,700		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		114,760	114,760	SEQ: 9900140 Type: PERSONAL Owner #: 706181		
WINNSBORO ISD		114,760	114,760	Legal: SIDETRACK		
WASTE DISPOSAL		114,760	114,760			
				Category: J5 RAILROAD - CORRIDOR		
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		114,760	0	114,760		
WINNSBORO ISD		114,760	0	114,760		
WASTE DISPOSAL		114,760	0	114,760		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		12,600	12,600	SEQ: 9900300 Type: PERSONAL Owner #: 706181 Legal: 300' MICRO-WAVE TOWER 3 MI EAST OF WINNSBORO-JUST BEFORE INT OF HWY 11 & RR TRKS Category: L2P INDUS.- RADIO TOWERS	
WINNSBORO ISD		12,600	12,600		
WASTE DISPOSAL		12,600	12,600		
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		12,600	0	12,600	
WINNSBORO ISD		12,600	0	12,600	
WASTE DISPOSAL		12,600	0	12,600	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		4,800	4,850	SEQ: 9900310 Type: PERSONAL Owner #: 706181 Legal: 8' X 12' BUILDING Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
WINNSBORO ISD		4,800	4,850		
WASTE DISPOSAL		4,800	4,850		
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		4,800	0	4,850	
WINNSBORO ISD		4,800	0	4,850	
WASTE DISPOSAL		4,800	0	4,850	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		4,500	4,500	SEQ: 9900320 Type: PERSONAL Owner #: 706181 Legal: MICROWAVE EQUIPMENT Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
WINNSBORO ISD		4,500	4,500		
WASTE DISPOSAL		4,500	4,500		
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		4,500	0	4,500	
WINNSBORO ISD		4,500	0	4,500	
WASTE DISPOSAL		4,500	0	4,500	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		8,400	8,400	SEQ: 9900340 Type: PERSONAL Owner #: 706181 Legal: COMMUNICATION TOWER 56' POLE #1300167 SITUS: CP 117 WINNSBORO CTRL S Category: L2P INDUS.- RADIO TOWERS	
CITY WINNSBORO		8,400	8,400		
WINNSBORO ISD		8,400	8,400		
WASTE DISPOSAL		8,400	8,400		
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		8,400	0	8,400	
CITY WINNSBORO		8,400	0	8,400	
WINNSBORO ISD		8,400	0	8,400	
WASTE DISPOSAL		8,400	0	8,400	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	3,104,110	0	3,013,310		
CITY WINNSBORO	1,006,900	0	1,006,900		
WINNSBORO ISD	3,104,110	0	3,013,310		
WASTE DISPOSAL	3,104,110	0	3,013,310		