

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

KELLERS CREAMERY LLC
% PROPERTY TAX ADVISORS GROUP
11300 TOMAHAWK CREEK PKWY #320
LEAWOOD KS 66211-2702



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: 711855 2594

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	3,648,350	4,278,660	Seq: 9900030 Type: REAL Owner #: 711855
CITY WINNSBORO	3,648,350	4,278,660	Legal: BUILDINGS & IMPROVEMENTS
WINNSBORO ISD	3,648,350	4,278,660	
WASTE DISPOSAL	3,648,350	4,278,660	
			Agent: 439
			Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
HB1984: The Appraised value of \$4,278,660 in 2023 as compared to \$3,895,320 in 2018 is a 9.84% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,648,350	0	4,278,660
CITY WINNSBORO	3,648,350	0	4,278,660
WINNSBORO ISD	3,648,350	0	4,278,660
WASTE DISPOSAL	3,648,350	0	4,278,660

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 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		102,030	52,000	SEQ: 9900040 Type: PERSONAL Owner #: 711855	
CITY WINNSBORO		102,030	52,000	Legal: INDUS.- FURNITURE & FIXTURES	
WINNSBORO ISD		102,030	52,000		
WASTE DISPOSAL		102,030	52,000		
				Agent: 439	
				Category: L2J INDUS.- FURNITURE & FIXTURES	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		102,030	0	52,000	
CITY WINNSBORO		102,030	0	52,000	
WINNSBORO ISD		102,030	0	52,000	
WASTE DISPOSAL		102,030	0	52,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		85,000	85,000	SEQ: 9900060 Type: PERSONAL Owner #: 711855	
CITY WINNSBORO		85,000	85,000	Legal: INDUS.- INVENTORY	
WINNSBORO ISD		85,000	85,000		
WASTE DISPOSAL		85,000	85,000		
				Agent: 439	
				Category: L2C INDUS.- INVENTORY	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		85,000	0	85,000	
CITY WINNSBORO		85,000	0	85,000	
WINNSBORO ISD		85,000	0	85,000	
WASTE DISPOSAL		85,000	0	85,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		6,413,460	16,444,700	SEQ: 9900070 Type: PERSONAL Owner #: 711855	
CITY WINNSBORO F		6,413,460	16,444,700	Legal: INVENTORY	
WINNSBORO ISD		6,413,460	16,444,700		
WASTE DISPOSAL F		6,413,460	16,444,700		
				Agent: 439	
				Category: L2C INDUS.- INVENTORY	
Exemptions : F=FREEPORT EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		6,413,460	0	16,444,700	
CITY WINNSBORO		1,902,230	11,484,980	4,959,720	
WINNSBORO ISD		6,413,460	0	16,444,700	
WASTE DISPOSAL		1,902,230	11,484,980	4,959,720	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		14,825,990	16,172,790	SEQ: 9900100	Type: PERSONAL Owner #: 711855
CITY WINNSBORO		14,825,990	16,172,790	Legal: MACH & EQUIP-PROCESS	
WINNSBORO ISD		14,825,990	16,172,790		
WASTE DISPOSAL		14,825,990	16,172,790		
				Agent: 439	
				Category: L2G INDUS.- MACHINERY & EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		14,825,990	0	16,172,790	
CITY WINNSBORO		14,825,990	0	16,172,790	
WINNSBORO ISD		14,825,990	0	16,172,790	
WASTE DISPOSAL		14,825,990	0	16,172,790	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY	T	842,630	973,010	SEQ: 9900110	Type: PERSONAL Owner #: 711855
CITY WINNSBORO	T	842,630	973,010	Legal: POLLUTION CONTROL EQUIPMENT TCEQ EXEMPT	
WINNSBORO ISD	T	842,630	973,010		
WASTE DISPOSAL	T	842,630	973,010		
				Agent: 439	
				Category: L2G INDUS.- MACHINERY & EQUIPMENT	
Exemptions : T=POLLUTION CONTROL					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		0	973,010	0	
CITY WINNSBORO		0	973,010	0	
WINNSBORO ISD		0	973,010	0	
WASTE DISPOSAL		0	973,010	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	25,074,830	973,010	37,033,150		
CITY WINNSBORO	20,563,600	12,457,990	25,548,170		
WINNSBORO ISD	25,074,830	973,010	37,033,150		
WASTE DISPOSAL	20,563,600	12,457,990	25,548,170		

