

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

INSITE TOWERS LLC  
% RYAN LLC  
1233 WEST LOOP S, SUITE 1500  
HOUSTON TX 77027



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:	715587      2388
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	90,150	80,040	SEQ: 9900010    Type: PERSONAL    Owner #: 715587
CITY WINNSBORO	90,150	80,040	Legal: COMMUNICATION TOWER
WINNSBORO ISD	90,150	80,040	FM 4200 WINNSBORO
WASTE DISPOSAL	90,150	80,040	WINNSBORO TX120 (VANGUARD)
			Agent:    549
			Category:    L2P    INDUS.- RADIO TOWERS

  

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	90,150	0	80,040		
CITY WINNSBORO	90,150	0	80,040		
WINNSBORO ISD	90,150	0	80,040		
WASTE DISPOSAL	90,150	0	80,040		

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		76,950	76,950	SEQ: 9900020	Type: PERSONAL Owner #: 715587
QUITMAN ISD		76,950	76,950	Legal: COMMUNICATION TOWER	
HOSPITAL		76,950	76,950	HWY 37 QUITMAN	
WASTE DISPOSAL		76,950	76,950	QUITMAN TX156 (JIM HOGG SITE)	
				Agent: 549	
				Category: L2P	INDUS.- RADIO TOWERS
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		76,950	0	76,950	
QUITMAN ISD		76,950	0	76,950	
HOSPITAL		76,950	0	76,950	
WASTE DISPOSAL		76,950	0	76,950	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		72,000	72,000	SEQ: 9900030	Type: PERSONAL Owner #: 715587
HAWKINS ISD		72,000	72,000	Legal: COMMUNICATION TOWER	
WASTE DISPOSAL		72,000	72,000	.25MI S OF CR3947 ON FM14	
ESD #1		72,000	72,000	PINE MILLS TX 160 (STAGNER)	
				Agent: 549	
				Category: L2P	INDUS.- RADIO TOWERS
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		72,000	0	72,000	
HAWKINS ISD		72,000	0	72,000	
WASTE DISPOSAL		72,000	0	72,000	
ESD #1		72,000	0	72,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		54,000	54,000	SEQ: 9900040	Type: PERSONAL Owner #: 715587
WINNSBORO ISD		54,000	54,000	Legal: COMMUNICATION TOWER	
WASTE DISPOSAL		54,000	54,000	CR 4560 WINNSBORO	
				WINNSBORO STIVERS TX 159	
				Agent: 549	
				Category: L2P	INDUS.- RADIO TOWERS
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		54,000	0	54,000	
WINNSBORO ISD		54,000	0	54,000	
WASTE DISPOSAL		54,000	0	54,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		72,000	72,000	SEQ: 9900050	Type: PERSONAL Owner #: 715587
ALBA-GOLDEN ISD		72,000	72,000	Legal: COMMUNICATION TOWER	
WASTE DISPOSAL		72,000	72,000	CR 2921 ALBA	
				GOLDEN TX158	
				Agent: 549	
				Category: L2P	INDUS.- RADIO TOWERS
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		72,000	0	72,000	
ALBA-GOLDEN ISD		72,000	0	72,000	
WASTE DISPOSAL		72,000	0	72,000	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY WINNSBORO ISD WASTE DISPOSAL	54,000 54,000 54,000	54,000 54,000 54,000	SEQ: 9900060 Type: PERSONAL Owner #: 715587 Legal: COMMUNICAITON TOWER WEST FM 515 WINNSBORO SANDY CREEK TX163  Agent: 549  Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY WINNSBORO ISD WASTE DISPOSAL	54,000 54,000 54,000	0 0 0	54,000 54,000 54,000		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	63,750 63,750 63,750 63,750	63,750 63,750 63,750 63,750	SEQ: 9900070 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER 212 N SMART ST QUITMAN QUITMAN DOWNTOWN TX167  Agent: 549  Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	63,750 63,750 63,750 63,750	0 0 0 0	63,750 63,750 63,750 63,750		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	54,000 54,000 54,000	54,000 54,000 54,000	SEQ: 9900080 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER FM 1795 HAWKINS HAWKINS TX165  Agent: 549  Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	54,000 54,000 54,000	0 0 0	54,000 54,000 54,000		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY CITY OF ALBA ALBA-GOLDEN ISD WASTE DISPOSAL	54,000 54,000 54,000 54,000	54,000 54,000 54,000 54,000	SEQ: 9900090 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER 119 MOCKINGBIRD ST ALBA TX 164  Agent: 549  Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY CITY OF ALBA ALBA-GOLDEN ISD WASTE DISPOSAL	54,000 54,000 54,000 54,000	0 0 0 0	54,000 54,000 54,000 54,000		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL	54,000 54,000 54,000	54,000 54,000 54,000	SEQ: 9900100 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER CR2640 MINEOLA MINEOLA TX162  Agent: 549  Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY MINEOLA ISD WASTE DISPOSAL	54,000 54,000 54,000	0 0 0	54,000 54,000 54,000		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	54,000 54,000 54,000	54,000 54,000 54,000	SEQ: 9900110 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER CR 3932 HAWKINS HOLLY HILLS TX166  Agent: 549  Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	54,000 54,000 54,000	0 0 0	54,000 54,000 54,000		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL	54,000 54,000 54,000	54,000 54,000 54,000	SEQ: 9900120 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER FM 515 YANTIS YANTIS TX161  Agent: 549  Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY YANTIS ISD WASTE DISPOSAL	54,000 54,000 54,000	0 0 0	54,000 54,000 54,000		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	752,850	0	742,740		
CITY WINNSBORO	90,150	0	80,040		
WINNSBORO ISD	198,150	0	188,040		
WASTE DISPOSAL	752,850	0	742,740		
QUITMAN ISD	140,700	0	140,700		
HOSPITAL	140,700	0	140,700		
HAWKINS ISD	180,000	0	180,000		
ESD #1	72,000	0	72,000		
ALBA-GOLDEN ISD	126,000	0	126,000		
CITY OF ALBA	54,000	0	54,000		
MINEOLA ISD	54,000	0	54,000		
YANTIS ISD	54,000	0	54,000		