

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

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



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: 706181 2424  
  
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	964,610	1,061,080	SEQ: 9900060 Type: PERSONAL Owner #: 706181
CITY WINNSBORO	964,610	1,061,080	Legal: MAIN LINE
WINNSBORO ISD	964,610	1,061,080	
WASTE DISPOSAL	964,610	1,061,080	WIN/WIN
			Category: J5 RAILROAD - CORRIDOR

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	964,610	0	1,061,080		
CITY WINNSBORO	964,610	0	1,061,080		
WINNSBORO ISD	964,610	0	1,061,080		
WASTE DISPOSAL	964,610	0	1,061,080		

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		263,500	289,860	SEQ: 9900080 Type: PERSONAL Owner #: 706181	
CITY WINNSBORO		263,500	289,860	Legal: SIDETRACK	
WINNSBORO ISD		263,500	289,860		
WASTE DISPOSAL		263,500	289,860	WIN/WIN	
				Category: J5 RAILROAD - CORRIDOR	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		263,500	0	289,860	
CITY WINNSBORO		263,500	0	289,860	
WINNSBORO ISD		263,500	0	289,860	
WASTE DISPOSAL		263,500	0	289,860	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	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 Deductions	Proposed Taxable (Less Deductions)	
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 2025	PROPERTY DESCRIPTION	
COUNTY		2,299,770	2,529,770	SEQ: 9900120 Type: PERSONAL Owner #: 706181	
WINNSBORO ISD		2,299,770	2,529,770	Legal: MAIN LINE	
WASTE DISPOSAL		2,299,770	2,529,770		
				Category: J5 RAILROAD - CORRIDOR	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,299,770	0	2,529,770	
WINNSBORO ISD		2,299,770	0	2,529,770	
WASTE DISPOSAL		2,299,770	0	2,529,770	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		141,160	155,280	SEQ: 9900140 Type: PERSONAL Owner #: 706181	
WINNSBORO ISD		141,160	155,280	Legal: SIDETRACK	
WASTE DISPOSAL		141,160	155,280		
				Category: J5 RAILROAD - CORRIDOR	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		141,160	0	155,280	
WINNSBORO ISD		141,160	0	155,280	
WASTE DISPOSAL		141,160	0	155,280	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		12,600	12,600	SEQ: 9900300 Type: PERSONAL Owner #: 706181	
WINNSBORO ISD		12,600	12,600	Legal: 300' MICRO-WAVE TOWER	
WASTE DISPOSAL		12,600	12,600	3 MI EAST OF WINNSBORO-JUST BEFORE INT OF HWY 11 & RR TRKS FCC #1054922	
				Category: L2P INDUS.- RADIO TOWERS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
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 2025	PROPERTY DESCRIPTION	
COUNTY		4,800	4,800	SEQ: 9900310 Type: PERSONAL Owner #: 706181	
WINNSBORO ISD		4,800	4,800	Legal: 8' X 12' BUILDING	
WASTE DISPOSAL		4,800	4,800		
				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		4,800	0	4,800	
WINNSBORO ISD		4,800	0	4,800	
WASTE DISPOSAL		4,800	0	4,800	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		4,500	4,500	SEQ: 9900320 Type: PERSONAL Owner #: 706181	
WINNSBORO ISD		4,500	4,500	Legal: MICROWAVE EQUIPMENT	
WASTE DISPOSAL		4,500	4,500		
				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
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 2025	PROPERTY DESCRIPTION	
COUNTY		8,400	8,400	SEQ: 9900340 Type: PERSONAL Owner #: 706181	
CITY WINNSBORO		8,400	8,400	Legal: COMMUNICATION TOWER	
WINNSBORO ISD		8,400	8,400	56' POLE FCC #1300167	
WASTE DISPOSAL		8,400	8,400	SITUS: CP 117 WINNSBORO CTRL S	
				Category: L2P INDUS.- RADIO TOWERS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
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 Deductions	Owner's Proposed Taxable		
COUNTY	3,699,390	0	4,066,340		
CITY WINNSBORO	1,236,560	0	1,359,390		
WINNSBORO ISD	3,699,390	0	4,066,340		
WASTE DISPOSAL	3,699,390	0	4,066,340		