

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

KELLERS CREAMERY LLC
% GRANT THORNTON LLP
PO BOX 3264
OAK BROOK IL 60522



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:	711855 2442
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		4,345,410	5,214,490	Seq: 9900030 Type: REAL Owner #: 711855	
CITY WINNSBORO		4,345,410	5,214,490	Legal: BUILDINGS & IMPROVEMENTS	
WINNSBORO ISD		4,345,410	5,214,490		
WASTE DISPOSAL		4,345,410	5,214,490	SITUS:	
				Agent: 748	
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$5,214,490 in 2025 as compared to \$3,354,800 in 2020 is a 55.43% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		4,345,410	0	5,214,490	
CITY WINNSBORO		4,345,410	0	5,214,490	
WINNSBORO ISD		4,345,410	0	5,214,490	
WASTE DISPOSAL		4,345,410	0	5,214,490	

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		50,920	61,100	SEQ: 9900040 Type: PERSONAL Owner #: 711855	
CITY WINNSBORO		50,920	61,100	Legal: INDUS.- FURNITURE & FIXTURES	
WINNSBORO ISD		50,920	61,100		
WASTE DISPOSAL		50,920	61,100		
				Agent: 748	
				Category: L2J INDUS.- FURNITURE & FIXTURES	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		50,920	0	61,100	
CITY WINNSBORO		50,920	0	61,100	
WINNSBORO ISD		50,920	0	61,100	
WASTE DISPOSAL		50,920	0	61,100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		85,000	102,000	SEQ: 9900060 Type: PERSONAL Owner #: 711855	
CITY WINNSBORO		85,000	102,000	Legal: INDUS.- INVENTORY	
WINNSBORO ISD		85,000	102,000		
WASTE DISPOSAL		85,000	102,000		
				Agent: 748	
				Category: L2C INDUS.- INVENTORY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		85,000	0	102,000	
CITY WINNSBORO		85,000	0	102,000	
WINNSBORO ISD		85,000	0	102,000	
WASTE DISPOSAL		85,000	0	102,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		14,371,170	17,245,400	SEQ: 9900070 Type: PERSONAL Owner #: 711855	
CITY WINNSBORO F		14,371,170	17,245,400	Legal: INVENTORY	
WINNSBORO ISD		14,371,170	17,245,400		
WASTE DISPOSAL F		14,371,170	17,245,400		
				Agent: 748	
				Category: L2C INDUS.- INVENTORY	
Deductions: (F)=FREEPORT EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		14,371,170	0	17,245,400	
CITY WINNSBORO		4,926,440	11,333,680	5,911,720	
WINNSBORO ISD		14,371,170	0	17,245,400	
WASTE DISPOSAL		4,926,440	11,333,680	5,911,720	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		15,290,740	18,348,890	SEQ: 9900100	Type: PERSONAL Owner #: 711855
CITY WINNSBORO		15,290,740	18,348,890	Legal: MACH & EQUIP-PROCESS	
WINNSBORO ISD		15,290,740	18,348,890		
WASTE DISPOSAL		15,290,740	18,348,890		
				Agent: 748	
				Category: L2G INDUS.- MACHINERY & EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		15,290,740	0	18,348,890	
CITY WINNSBORO		15,290,740	0	18,348,890	
WINNSBORO ISD		15,290,740	0	18,348,890	
WASTE DISPOSAL		15,290,740	0	18,348,890	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	T	950,420	1,140,500	SEQ: 9900110 Type: PERSONAL Owner #: 711855		
CITY WINNSBORO	T	950,420	1,140,500	Legal: POLLUTION CONTROL EQUIPMENT		
WINNSBORO ISD	T	950,420	1,140,500	TCEQ EXEMPT		
WASTE DISPOSAL	T	950,420	1,140,500	Agent: 748		
Deductions: (T)=POLLUTION CONTROL			Category: L2G INDUS.- MACHINERY & EQUIPMENT			
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	1,140,500	0		
CITY WINNSBORO		0	1,140,500	0		
WINNSBORO ISD		0	1,140,500	0		
WASTE DISPOSAL		0	1,140,500	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	34,143,240	1,140,500	40,971,880		
CITY WINNSBORO	24,698,510	12,474,180	29,638,200		
WINNSBORO ISD	34,143,240	1,140,500	40,971,880		
WASTE DISPOSAL	24,698,510	12,474,180	29,638,200		

