

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

INSITE TOWERS LLC
% RYAN TAX COMPLIANCE SERVICES
PO BOX 460389
HOUSTON TX 77056



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:	715587 2244
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		73,210	62,400	SEQ: 9900010	Type: PERSONAL	Owner #: 715587
CITY WINNSBORO		73,210	62,400	Legal: COMMUNICATION TOWER		
WINNSBORO ISD		73,210	62,400	FM 4200 WINNSBORO		
WASTE DISPOSAL		73,210	62,400	WINNSBORO TX120 (VANGUARD)		
				FCC #1270798		
				Agent: 386		
				Category: L2P INDUS.- RADIO TOWERS		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		73,210	0	62,400		
CITY WINNSBORO		73,210	0	62,400		
WINNSBORO ISD		73,210	0	62,400		
WASTE DISPOSAL		73,210	0	62,400		

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		76,950	79,380	SEQ: 9900020	Type: PERSONAL Owner #: 715587
QUITMAN ISD		76,950	79,380	Legal: COMMUNICATION TOWER	
HOSPITAL		76,950	79,380	HWY 37 QUITMAN	
WASTE DISPOSAL		76,950	79,380	QUITMAN TX156 (JIM HOGG SITE)	
				FCC# 1052429	
				Agent: 386	
				Category: L2P	INDUS.- RADIO TOWERS
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		76,950	0	79,380	
QUITMAN ISD		76,950	0	79,380	
HOSPITAL		76,950	0	79,380	
WASTE DISPOSAL		76,950	0	79,380	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		75,600	78,000	SEQ: 9900030	Type: PERSONAL Owner #: 715587
HAWKINS ISD		75,600	78,000	Legal: COMMUNICATION TOWER	
WASTE DISPOSAL		75,600	78,000	.25MI S OF CR3947 ON FM14	
ESD #1		75,600	78,000	PINE MILLS TX 160 (STAGNER)	
				FCC# 1052428	
				Agent: 386	
				Category: L2P	INDUS.- RADIO TOWERS
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		75,600	0	78,000	
HAWKINS ISD		75,600	0	78,000	
WASTE DISPOSAL		75,600	0	78,000	
ESD #1		75,600	0	78,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		56,700	58,320	SEQ: 9900040	Type: PERSONAL Owner #: 715587
WINNSBORO ISD		56,700	58,320	Legal: COMMUNICATION TOWER	
WASTE DISPOSAL		56,700	58,320	CR 4560 WINNSBORO	
				WINNSBORO STIVERS TX 159	
				FCC# 1204320	
				Agent: 386	
				Category: L2P	INDUS.- RADIO TOWERS
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		56,700	0	58,320	
WINNSBORO ISD		56,700	0	58,320	
WASTE DISPOSAL		56,700	0	58,320	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		75,600	78,000	SEQ: 9900050	Type: PERSONAL Owner #: 715587
ALBA-GOLDEN ISD		75,600	78,000	Legal: COMMUNICATION TOWER	
WASTE DISPOSAL		75,600	78,000	CR 2921 ALBA	
				GOLDEN TX158	
				FCC# 1052433	
				Agent: 386	
				Category: L2P	INDUS.- RADIO TOWERS
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		75,600	0	78,000	
ALBA-GOLDEN ISD		75,600	0	78,000	
WASTE DISPOSAL		75,600	0	78,000	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY WINNSBORO ISD WASTE DISPOSAL	56,700 56,700 56,700	58,320 58,320 58,320	SEQ: 9900060 Type: PERSONAL Owner #: 715587 Legal: COMMUNICAITON TOWER WEST FM 515 WINNSBORO SANDY CREEK TX163 FCC# 1237944 Agent: 386 Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY WINNSBORO ISD WASTE DISPOSAL	56,700 56,700 56,700	0 0 0	58,320 58,320 58,320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	67,500 67,500 67,500 67,500	69,380 69,380 69,380 69,380	SEQ: 9900070 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER 212 N SMART ST QUITMAN QUITMAN DOWNTOWN TX167 FCC# 1245934 Agent: 386 Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY QUITMAN ISD HOSPITAL WASTE DISPOSAL	67,500 67,500 67,500 67,500	0 0 0 0	69,380 69,380 69,380 69,380		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	56,700 56,700 56,700	58,320 58,320 58,320	SEQ: 9900080 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER FM 1795 HAWKINS HAWKINS TX165 Agent: 386 Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	56,700 56,700 56,700	0 0 0	58,320 58,320 58,320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY CITY OF ALBA ALBA-GOLDEN ISD WASTE DISPOSAL	56,700 56,700 56,700 56,700	58,320 58,320 58,320 58,320	SEQ: 9900090 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER 119 MOCKINGBIRD ST ALBA TX 164 Agent: 386 Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY OF ALBA ALBA-GOLDEN ISD WASTE DISPOSAL	56,700 56,700 56,700 56,700	0 0 0 0	58,320 58,320 58,320 58,320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY MINEOLA ISD WASTE DISPOSAL	56,700 56,700 56,700	58,320 58,320 58,320	SEQ: 9900100 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER CR2640 MINEOLA MINEOLA TX162 Agent: 386 Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY MINEOLA ISD WASTE DISPOSAL	56,700 56,700 56,700	0 0 0	58,320 58,320 58,320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY HAWKINS ISD WASTE DISPOSAL	56,700 56,700 56,700	58,320 58,320 58,320	SEQ: 9900110 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER CR 3932 HAWKINS HOLLY HILLS TX166 Agent: 386 Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY HAWKINS ISD WASTE DISPOSAL	56,700 56,700 56,700	0 0 0	58,320 58,320 58,320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY YANTIS ISD WASTE DISPOSAL	56,700 56,700 56,700	58,320 58,320 58,320	SEQ: 9900120 Type: PERSONAL Owner #: 715587 Legal: COMMUNICATION TOWER FM 515 YANTIS YANTIS TX161 Agent: 386 Category: L2P INDUS.- RADIO TOWERS		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY YANTIS ISD WASTE DISPOSAL	56,700 56,700 56,700	0 0 0	58,320 58,320 58,320		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	765,760	0	775,400		
CITY WINNSBORO	73,210	0	62,400		
WINNSBORO ISD	186,610	0	179,040		
WASTE DISPOSAL	765,760	0	775,400		
QUITMAN ISD	144,450	0	148,760		
HOSPITAL	144,450	0	148,760		
HAWKINS ISD	189,000	0	194,640		
ESD #1	75,600	0	78,000		
ALBA-GOLDEN ISD	132,300	0	136,320		
CITY OF ALBA	56,700	0	58,320		
MINEOLA ISD	56,700	0	58,320		
YANTIS ISD	56,700	0	58,320		