

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

U S BANK NATIONAL ASSOCIATION
PROPERTY TAX DEPT
1310 MADRID STREET STE 100
MARSHALL MN 56258



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:	718986 4739
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		208,970	146,670	SEQ: 9900010 Type: PERSONAL Owner #: 718986	
CITY WINNSBORO		208,970	146,670	Legal: LEASED EQUIPMENT LOCATED @	
WINNSBORO ISD		208,970	146,670	KELLER CREAMERY	
WASTE DISPOSAL		208,970	146,670	SITUS: 1015 EAST BROADWAY WINNSBORO TX	
				Category: L2H INDUS.- LEASED EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		208,970	0	146,670	
CITY WINNSBORO		208,970	0	146,670	
WINNSBORO ISD		208,970	0	146,670	
WASTE DISPOSAL		208,970	0	146,670	

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		82,350	56,990	SEQ: 9900020 Type: PERSONAL Owner #: 718986	
CITY WINNSBORO		82,350	56,990	Legal: LEASED EQUIPMENT LOCATED @	
WINNSBORO ISD		82,350	56,990	KELLERS CREAMERY WINNSBORO TX	
WASTE DISPOSAL		82,350	56,990	FORKLIFTS	
				Category: L2H INDUS.- LEASED EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		82,350	0	56,990	
CITY WINNSBORO		82,350	0	56,990	
WINNSBORO ISD		82,350	0	56,990	
WASTE DISPOSAL		82,350	0	56,990	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		4,250	4,250	SEQ: 9900030 Type: PERSONAL Owner #: 718986	
CITY WINNSBORO		4,250	4,250	Legal: LEASED EQUIPMENT LOCATED @	
WINNSBORO ISD		4,250	4,250	KELLER CREAMERY WINNSBORO TX	
WASTE DISPOSAL		4,250	4,250	OFFICE EQUIP	
				Category: L2H INDUS.- LEASED EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		4,250	0	4,250	
CITY WINNSBORO		4,250	0	4,250	
WINNSBORO ISD		4,250	0	4,250	
WASTE DISPOSAL		4,250	0	4,250	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		288,080	227,370	SEQ: 9900060 Type: PERSONAL Owner #: 718986	
CITY WINNSBORO		288,080	227,370	Legal: LEASED EQUIPMENT LOCATED @	
WINNSBORO ISD		288,080	227,370	KELLERS CREAMERY	
WASTE DISPOSAL		288,080	227,370	SITUS: 1015 E BROADWAY WINNSBO	
				Category: L2H INDUS.- LEASED EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		288,080	0	227,370	
CITY WINNSBORO		288,080	0	227,370	
WINNSBORO ISD		288,080	0	227,370	
WASTE DISPOSAL		288,080	0	227,370	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		8,970	7,740	SEQ: 9900070 Type: PERSONAL Owner #: 718986	
CITY WINNSBORO		8,970	7,740	Legal: LEASED UTILITY VEHICLE	
WINNSBORO ISD		8,970	7,740	VIN 45749 RTVX900GA	
WASTE DISPOSAL		8,970	7,740	SITUS: 1015 E BROADWAY WINNSBO	
				Category: L2H INDUS.- LEASED EQUIPMENT	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	8,970	0	7,740		
CITY WINNSBORO	8,970	0	7,740		
WINNSBORO ISD	8,970	0	7,740		
WASTE DISPOSAL	8,970	0	7,740		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	592,620	0	443,020		
CITY WINNSBORO	592,620	0	443,020		
WINNSBORO ISD	592,620	0	443,020		
WASTE DISPOSAL	592,620	0	443,020		

