

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

FRANKLIN CO APPRAISAL DISTRICT
PO BOX 720
MT VERNON TEXAS 75457
ADDRESS CORRECTION REQUESTED
903-657-2557

PEOPLES TELEPHONE COOP INC
% WITTNER TAX CONSULTANT
PO BOX 1928
HENDERSON TX 75653



APPRAISAL YEAR 2026	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON 6/23/2026	AT: 9:00 AM
FRANKLIN CO APPR DIST OFFICE	
310 WEST MAIN	
MT VERNON, TEXAS 75457	
IF A PROTEST IS FILED YOU WILL	
BE NOTIFIED OF DATE, TIME AND	
PLACE OF YOUR HEARING.	
Protest Deadline:	5-29-2026
ARB Hearing:	6-23-2026
Owner:	135325 148
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 2026	PROPERTY DESCRIPTION	
FRANKLIN CO	145D1	13,841,860	20,762,800	SEQ: 9900010	Type: PERSONAL Owner #: 135325
FRAN CO WAT DIS	145D1	13,841,860	20,762,800	Legal: ACCESS LINES	
SPECIAL BRIDGE	145D1	13,841,860	20,762,800	MT VERNON ISD	
LATERAL ROAD	145D1	13,841,860	20,762,800		
MT VERNON ISD	145D1	13,841,860	20,762,800	01400-00160-17700	
				Agent: 619	
				Category: J4	TELEPHONE - UTILITY EQUIP
				Rendered: No	
Deductions: (145D1) = HB9		EXEMPTION			
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		13,841,860	125,000	20,637,800	
FRAN CO WAT DIS		13,841,860	125,000	20,637,800	
SPECIAL BRIDGE		13,841,860	125,000	20,637,800	
LATERAL ROAD		13,841,860	125,000	20,637,800	
MT VERNON ISD		13,841,860	125,000	20,637,800	

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,

RUSSELL MCCURDY, RPA, CTA
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD 145D1	1,381,710 1,381,710 1,381,710 1,381,710 1,381,710	2,072,560 2,072,560 2,072,560 2,072,560 2,072,560	SEQ: 9900020 Type: PERSONAL Owner #: 135325 Legal: ACCESS LINES WINNSBORO ISD Agent: 619 Category: J4 TELEPHONE - UTILITY EQUIP Rendered: No
Deductions: (145D1) = HB9	EXEMPTION		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD	1,381,710 1,381,710 1,381,710 1,381,710 1,381,710	0 0 0 0 125,000	2,072,560 2,072,560 2,072,560 2,072,560 1,947,560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD 145D1	49,570 49,570 49,570 49,570 49,570	74,350 74,350 74,350 74,350 74,350	SEQ: 9900030 Type: PERSONAL Owner #: 135325 Legal: ACCESS LINES RIVERCREST ISD Agent: 619 Category: J4 TELEPHONE - UTILITY EQUIP Rendered: No
Deductions: (145D1) = HB9	EXEMPTION		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	49,570 49,570 49,570 49,570 49,570	0 0 0 0 74,350	74,350 74,350 74,350 74,350 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	261,940 261,940 261,940 261,940 261,940	392,900 392,900 392,900 392,900 392,900	SEQ: 9900050 Type: PERSONAL Owner #: 135325 Legal: COE LINES Agent: 619 Category: J4 TELEPHONE - UTILITY EQUIP Rendered: No
Deductions: (145D1) = HB9	EXEMPTION		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	261,940 261,940 261,940 261,940 261,940	0 0 0 0 0	392,900 392,900 392,900 392,900 392,900

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO		198,270	297,410	SEQ: 9900070 Type: PERSONAL Owner #: 135325	
FRAN CO WAT DIS		198,270	297,410	Legal: ACCESS LINES	
SPECIAL BRIDGE		198,270	297,410	MT VERNON CITY/ISD	
LATERAL ROAD		198,270	297,410		
MT VERNON CITY		198,270	297,410		
MT VERNON ISD		198,270	297,410	Agent: 619	
				Category: J4 TELEPHONE - UTILITY EQUIP	
				Rendered: No	
Deductions: (145D1) = HB9		EXEMPTION			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	198,270	0	297,410		
FRAN CO WAT DIS	198,270	0	297,410		
SPECIAL BRIDGE	198,270	0	297,410		
LATERAL ROAD	198,270	0	297,410		
MT VERNON CITY	198,270	125,000	172,410		
MT VERNON ISD	198,270	0	297,410		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	15,733,350	125,000	23,475,020		
FRAN CO WAT DIS	15,733,350	125,000	23,475,020		
SPECIAL BRIDGE	15,733,350	125,000	23,475,020		
LATERAL ROAD	15,733,350	125,000	23,475,020		
MT VERNON ISD	14,302,070	125,000	21,328,110		
WINNSBORO ISD	1,381,710	125,000	1,947,560		
RIVERCREST ISD	49,570	74,350	0		
MT VERNON CITY	198,270	125,000	172,410		

