

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

FARMERS ELECTRIC COOP INC
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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:	56620 69
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	10,750	21,890	SEQ: 9900010	Type: PERSONAL Owner #: 56620
FRAN CO WAT DIS	145D1	10,750	21,890	Legal: METERS	
SPECIAL BRIDGE	145D1	10,750	21,890		
LATERAL ROAD	145D1	10,750	21,890	RISD	
RIVERCREST ISD	145D1	10,750	21,890	01400-00060-08100	Agent: 040
Deductions: (145D1) = HB9		EXEMPTION		Category: J3	ELECTRIC - UTILITY EQUIP
				Rendered:	No

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	10,750	21,890	0		
FRAN CO WAT DIS	10,750	21,890	0		
SPECIAL BRIDGE	10,750	21,890	0		
LATERAL ROAD	10,750	21,890	0		
RIVERCREST ISD	10,750	21,890	0		

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	145D1	371,840	756,960	SEQ: 9900020	Type: PERSONAL Owner #: 56620
FRAN CO WAT DIS	145D1	371,840	756,960	Legal: METERS	
SPECIAL BRIDGE	145D1	371,840	756,960		
LATERAL ROAD	145D1	371,840	756,960	MVISD	
MT VERNON ISD	145D1	371,840	756,960	01400-00060-08200	
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
				Rendered: No	
Deductions: (145D1) = HB9		EXEMPTION			

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	371,840	103,110	653,850		
FRAN CO WAT DIS	371,840	103,110	653,850		
SPECIAL BRIDGE	371,840	103,110	653,850		
LATERAL ROAD	371,840	103,110	653,850		
MT VERNON ISD	371,840	125,000	631,960		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	382,590	125,000	653,850		
FRAN CO WAT DIS	382,590	125,000	653,850		
SPECIAL BRIDGE	382,590	125,000	653,850		
LATERAL ROAD	382,590	125,000	653,850		
RIVERCREST ISD	10,750	21,890	0		
MT VERNON ISD	371,840	125,000	631,960		