

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

KANSAS CITY SOUTHERN RLWY CO
% PROPERTY TAX MGR
PO BOX 219335
KANSAS CITY MO 64121-9335



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:	702366 98
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	2,482,860	3,164,480	SEQ: 9900010	Type: PERSONAL Owner #: 702366
FRAN CO WAT DIS	145D1	2,482,860	3,164,480	Legal: MAIN LINE	
SPECIAL BRIDGE	145D1	2,482,860	3,164,480	WINNSBORO ISD	
LATERAL ROAD	145D1	2,482,860	3,164,480		
WINNSBORO ISD	145D1	2,482,860	3,164,480	01400-00120-13400	
Deductions: (145D1) = HB9		EXEMPTION		Category: J5 RAILROAD - CORRIDOR	Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		2,482,860	125,000	3,039,480	
FRAN CO WAT DIS		2,482,860	125,000	3,039,480	
SPECIAL BRIDGE		2,482,860	125,000	3,039,480	
LATERAL ROAD		2,482,860	125,000	3,039,480	
WINNSBORO ISD		2,482,860	125,000	3,039,480	

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	91,180 91,180 91,180 91,180 91,180	116,210 116,210 116,210 116,210 116,210	SEQ: 9900020 Type: PERSONAL Owner #: 702366 Legal: SIDE TRACK WINNSBORO ISD Category: J5 RAILROAD - CORRIDOR Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD	91,180 91,180 91,180 91,180 91,180	0 0 0 0 0	116,210 116,210 116,210 116,210 116,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD 145D1	1,015,320 1,015,320 1,015,320 1,015,320 1,015,320	1,294,060 1,294,060 1,294,060 1,294,060 1,294,060	SEQ: 9900030 Type: PERSONAL Owner #: 702366 Legal: SIDE TRACK MT VERNON ISD 01400-00120-13500 Category: J5 RAILROAD - CORRIDOR Rendered: Yes
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	1,015,320 1,015,320 1,015,320 1,015,320 1,015,320	0 0 0 0 125,000	1,294,060 1,294,060 1,294,060 1,294,060 1,169,060

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD MT VERNON ISD	3,589,360 3,589,360 3,589,360 3,589,360 2,574,040 1,015,320	125,000 125,000 125,000 125,000 125,000 125,000	4,449,750 4,449,750 4,449,750 4,449,750 3,155,690 1,169,060		