

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

SUDDENLINK COMMUNICATIONS
% ARMANINO LLP
6 CITYPLACE DR STE 800
ST LOUIS MO 63141



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: 703152 183

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	752,170	876,890	SEQ: 9900120	Type: PERSONAL Owner #: 703152
FRAN CO WAT DIS	145D1	752,170	876,890	Legal: CABLE SYSTEM	
SPECIAL BRIDGE	145D1	752,170	876,890	MT VERNON ISD	
LATERAL ROAD	145D1	752,170	876,890		
MT VERNON CITY	145D1	752,170	876,890		
MT VERNON ISD	145D1	752,170	876,890		Agent: 069
Deductions: (145D1) = HB9		EXEMPTION		Category: J7 CABLE TV	Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		752,170	125,000	751,890	
FRAN CO WAT DIS		752,170	125,000	751,890	
SPECIAL BRIDGE		752,170	125,000	751,890	
LATERAL ROAD		752,170	125,000	751,890	
MT VERNON CITY		752,170	125,000	751,890	
MT VERNON ISD		752,170	125,000	751,890	

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		98,450	129,400	SEQ: 9900140 Type: PERSONAL Owner #: 703152		
FRAN CO WAT DIS		98,450	129,400	Legal: CABLE TV SYSTEM		
SPECIAL BRIDGE		98,450	129,400	WINNSBORO ISD		
LATERAL ROAD		98,450	129,400			
WINNSBORO ISD						

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO	145D1	808,630	733,940	SEQ: 9900141 Type: PERSONAL Owner #: 703152	
FRAN CO WAT DIS		808,630	733,940	Legal: CABLE SYSTEM	
SPECIAL BRIDGE		808,630	733,940	CITY OF WINNSBORO	
LATERAL ROAD		808,630	733,940		
WINNSBORO CITY		808,630	733,940		
WINNSBORO ISD		808,630	733,940	Agent: 069	
Deductions: (145D1) = HB9		EXEMPTION	Category: J7 CABLE TV		
			Rendered: Yes		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		808,630	0	733,940	
FRAN CO WAT DIS		808,630	0	733,940	
SPECIAL BRIDGE		808,630	0	733,940	
LATERAL ROAD		808,630	0	733,940	
WINNSBORO CITY		808,630	125,000	608,940	
WINNSBORO ISD		808,630	0	733,940	

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 MT VERNON CITY MT VERNON ISD WINNSBORO ISD WINNSBORO CITY	1,659,250 1,659,250 1,659,250 1,659,250 752,170 752,170 907,080 808,630	125,000 125,000 125,000 125,000 125,000 125,000 125,000 125,000	1,615,230 1,615,230 1,615,230 1,615,230 751,890 751,890 738,340 608,940		