

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

FRONTIER COMMUNICATIONS
% KROLL LLC
PO BOX 2629
ADDISON TX 75001-2629



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: 703320 72

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	163,230	379,220	SEQ: 9900030 Type: PERSONAL Owner #: 703320		
FRAN CO WAT DIS	145D1	163,230	379,220	Legal: LINES & APPURTENANCES		
SPECIAL BRIDGE	145D1	163,230	379,220	MT VERNON CITY & ISD		
LATERAL ROAD	145D1	163,230	379,220			
MT VERNON CITY	145D1	163,230	379,220	01400-00070-09200		
MT VERNON ISD	145D1	163,230	379,220	Agent: 540		
				Category: J4 TELEPHONE - UTILITY EQUIP		
				Rendered: Yes		
Deductions: (145D1) = HB9		EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO		163,230	125,000	254,220		
FRAN CO WAT DIS		163,230	125,000	254,220		
SPECIAL BRIDGE		163,230	125,000	254,220		
LATERAL ROAD		163,230	125,000	254,220		
MT VERNON CITY		163,230	125,000	254,220		
MT VERNON ISD		163,230	125,000	254,220		

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	470 470 470 470 470	670 670 670 670 670	SEQ: 9900040 Type: PERSONAL Owner #: 703320 Legal: LINES & APPURTENANCES WINNSBORO ISD 01400-00070-09400 Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP 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 WINNSBORO ISD	470 470 470 470 470	0 0 0 0 670	670 670 670 670 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	103,480 103,480 103,480 103,480 103,480	147,130 147,130 147,130 147,130 147,130	SEQ: 9900080 Type: PERSONAL Owner #: 703320 Legal: LINES & APPURTENANCES MT VERNON ISD Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP Rendered: Yes
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	103,480 103,480 103,480 103,480 103,480	0 0 0 0 0	147,130 147,130 147,130 147,130 147,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO CITY WINNSBORO ISD 145D1 145D1	18,980 18,980 18,980 18,980 18,980 18,980	27,650 27,650 27,650 27,650 27,650 27,650	SEQ: 9900100 Type: PERSONAL Owner #: 703320 Legal: LINES & APPURTENANCES WINNSBORO CITY & ISD Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP 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 WINNSBORO CITY WINNSBORO ISD	18,980 18,980 18,980 18,980 18,980 18,980	0 0 0 0 27,650 27,650	27,650 27,650 27,650 27,650 0 0

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	286,160 286,160 286,160 286,160 163,230 266,710 19,450 18,980	125,000 125,000 125,000 125,000 125,000 125,000 28,320 27,650	429,670 429,670 429,670 429,670 254,220 401,350 0 0		