

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

CELLCO PARTNERSHIP  
% KROLL LLC  
PO BOX 2549  
ADDISON TX 75001-2549



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: 705159 34  
  
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	145B	128,010	127,670	SEQ: 9900010	Type: PERSONAL Owner #: 705159
FRAN CO WAT DIS	145B	128,010	127,670	Legal: COMMUNICATION EQUIPMENT	
SPECIAL BRIDGE	145B	128,010	127,670	SITE# 263297	
LATERAL ROAD	145B	128,010	127,670	SITUS: 425 CR SE 3390	
MT VERNON ISD	145B	128,010	127,670	WINNSBORO	
Deductions: (145B) = HB9		EXEMPTION		Agent: 833	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
				Rendered: Yes	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		128,010	125,000	2,670	
FRAN CO WAT DIS		128,010	125,000	2,670	
SPECIAL BRIDGE		128,010	125,000	2,670	
LATERAL ROAD		128,010	125,000	2,670	
MT VERNON ISD		128,010	125,000	2,670	

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	145B	78,300	47,470	SEQ: 9900020	Type: PERSONAL	Owner #: 705159
FRAN CO WAT DIS	145B	78,300	47,470	Legal: COMMUNICATION EQUIPMENT SITE# 247399 SITUS: 1425 CR NE 2110 TALCO  Agent: 833  Category: L2Q INDUS.- RADIO TOWER EQUIPMENT  Rendered: Yes		
SPECIAL BRIDGE	145B	78,300	47,470			
LATERAL ROAD	145B	78,300	47,470			
RIVERCREST ISD	145B	78,300	47,470			
Deductions: (145B) = HB9		EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
FRANKLIN CO	78,300	47,470	0			
FRAN CO WAT DIS	78,300	47,470	0			
SPECIAL BRIDGE	78,300	47,470	0			
LATERAL ROAD	78,300	47,470	0			
RIVERCREST ISD	78,300	47,470	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
FRANKLIN CO	145B		45,680	SEQ: 9900021	Type: PERSONAL	Owner #: 705159
FRAN CO WAT DIS	145B		45,680	Legal: COMMUNICATION TOWER FCC# 1050756 SITE# 203685 SITUS: 4100 W OF RT 30 & RT 37 MT VERNON  Agent: 833  Category: L2P INDUS.- RADIO TOWERS  Rendered: Yes		
SPECIAL BRIDGE	145B		45,680			
LATERAL ROAD	145B		45,680			
MT VERNON ISD	145B		45,680			
Deductions: (145B) = HB9		EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
FRANKLIN CO	0	45,680	0			
FRAN CO WAT DIS	0	45,680	0			
SPECIAL BRIDGE	0	45,680	0			
LATERAL ROAD	0	45,680	0			
MT VERNON ISD	0	45,680	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
FRANKLIN CO	145B		154,790	SEQ: 9900022	Type: PERSONAL	Owner #: 705159
FRAN CO WAT DIS	145B		154,790	Legal: CELLULAR EQUIPMENT SITE# 203690 SITUS: 6200 NW OF I30 & SR 185 MT VERNON  Agent: 833  Category: L2Q INDUS.- RADIO TOWER EQUIPMENT  Rendered: Yes		
SPECIAL BRIDGE	145B		154,790			
LATERAL ROAD	145B		154,790			
MT VERNON ISD	145B		154,790			
Deductions: (145B) = HB9		EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
FRANKLIN CO	0	125,000	29,790			
FRAN CO WAT DIS	0	125,000	29,790			
SPECIAL BRIDGE	0	125,000	29,790			
LATERAL ROAD	0	125,000	29,790			
MT VERNON ISD	0	125,000	29,790			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO	145B		178,280	SEQ: 9900023	Type: PERSONAL Owner #: 705159
FRAN CO WAT DIS	145B		178,280	Legal: CELLULAR EQUIPMENT	
SPECIAL BRIDGE	145B		178,280	SITE# 203685	
LATERAL ROAD	145B		178,280	SITUS: 4100 W OF RT 30 & RT 37	
MT VERNON ISD	145B		178,280	MT VERNON	
Deductions: (145B) = HB9		EXEMPTION		Agent: 833	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
				Rendered: Yes	
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO	0		125,000	53,280	
FRAN CO WAT DIS	0		125,000	53,280	
SPECIAL BRIDGE	0		125,000	53,280	
LATERAL ROAD	0		125,000	53,280	
MT VERNON ISD	0		125,000	53,280	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO	145B	168,140	158,040	SEQ: 9900030	Type: PERSONAL Owner #: 705159
FRAN CO WAT DIS	145B	168,140	158,040	Legal: COMMUNICATION TOWER	
SPECIAL BRIDGE	145B	168,140	158,040	FCC# 1290009 SITE# 247399	
LATERAL ROAD	145B	168,140	158,040	SITUS: 1425 CR NE 2110	
RIVERCREST ISD	145B	168,140	158,040	TALCO	
Deductions: (145B) = HB9		EXEMPTION		Agent: 833	
				Category: L2P	INDUS.- RADIO TOWERS
				Rendered: Yes	
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO	168,140		125,000	33,040	
FRAN CO WAT DIS	168,140		125,000	33,040	
SPECIAL BRIDGE	168,140		125,000	33,040	
LATERAL ROAD	168,140		125,000	33,040	
RIVERCREST ISD	168,140		125,000	33,040	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO	145B		183,970	SEQ: 9900040	Type: PERSONAL Owner #: 705159
FRAN CO WAT DIS	145B		183,970	Legal: COMMUNICATION EQUIPMENT	
SPECIAL BRIDGE	145B		183,970	SITE# 201719	
LATERAL ROAD	145B		183,970	SITUS: 1395 FM 900 E MT VERNON	
MT VERNON ISD	145B		183,970		
Deductions: (145B) = HB9		EXEMPTION		Agent: 833	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
				Rendered: Yes	
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO	0		125,000	58,970	
FRAN CO WAT DIS	0		125,000	58,970	
SPECIAL BRIDGE	0		125,000	58,970	
LATERAL ROAD	0		125,000	58,970	
MT VERNON ISD	0		125,000	58,970	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO	145B		22,190	SEQ: 9900050	Type: PERSONAL Owner #: 705159
FRAN CO WAT DIS	145B		22,190	Legal: CELLULAR EQUIPMENT	
SPECIAL BRIDGE	145B		22,190	SITE# 217185	
LATERAL ROAD	145B		22,190	SITUS: 145 CR NE 2220 TALCO	
MT VERNON ISD	145B		22,190		
Deductions: (145B) = HB9		EXEMPTION		Agent: 833	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
					Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	0	22,190	0		
FRAN CO WAT DIS	0	22,190	0		
SPECIAL BRIDGE	0	22,190	0		
LATERAL ROAD	0	22,190	0		
MT VERNON ISD	0	22,190	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO	145B		192,770	SEQ: 9900060	Type: PERSONAL Owner #: 705159
FRAN CO WAT DIS	145B		192,770	Legal: COMMUNICATION EQUIPMENT	
SPECIAL BRIDGE	145B		192,770	SITE# 200704	
LATERAL ROAD	145B		192,770	SITUS: 300 CR SW 3090	
MT VERNON ISD	145B		192,770	MT VERNON	
Deductions: (145B) = HB9		EXEMPTION		Agent: 833	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
					Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	0	125,000	67,770		
FRAN CO WAT DIS	0	125,000	67,770		
SPECIAL BRIDGE	0	125,000	67,770		
LATERAL ROAD	0	125,000	67,770		
MT VERNON ISD	0	125,000	67,770		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO	145B		52,500	SEQ: 9900065	Type: PERSONAL Owner #: 705159
FRAN CO WAT DIS	145B		52,500	Legal: COMMUNICATION TOWER	
SPECIAL BRIDGE	145B		52,500	FCC# 1244665 SITE# 217185	
LATERAL ROAD	145B		52,500	SITUS: 145 CR NE 2220 TALCO	
MT VERNON ISD	145B		52,500		
Deductions: (145B) = HB9		EXEMPTION		Agent: 833	
				Category: L2P	INDUS.- RADIO TOWERS
					Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	0	52,500	0		
FRAN CO WAT DIS	0	52,500	0		
SPECIAL BRIDGE	0	52,500	0		
LATERAL ROAD	0	52,500	0		
MT VERNON ISD	0	52,500	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	374,450	917,840	245,520		
FRAN CO WAT DIS	374,450	917,840	245,520		
SPECIAL BRIDGE	374,450	917,840	245,520		
LATERAL ROAD	374,450	917,840	245,520		
MT VERNON ISD	128,010	745,370	212,480		
RIVERCREST ISD	246,440	172,470	33,040		