

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

MCCARTHY BUILDING COMPANIES IN
CBIZ ADVISORS LLC
12851 MANCHESTER RD
ST LOUIS MO 63131



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: 706391 114

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		931,270	SEQ: 9900010	Type: PERSONAL Owner #: 706391
FRAN CO WAT DIS	145B		931,270	Legal: FF&E	
SPECIAL BRIDGE	145B		931,270		
LATERAL ROAD	145B		931,270		
SLPHR BLFF ISD	145B		931,270	SITUS: 2651 W FM 71 TALCO	
				2026 REND 8YR	
				Category: L2G	INDUS.- MACHINERY & EQUIPMENT
					Rendered: Yes
Deductions:	(145B) = HB9	EXEMPTION			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	0	125,000	806,270		
FRAN CO WAT DIS	0	125,000	806,270		
SPECIAL BRIDGE	0	125,000	806,270		
LATERAL ROAD	0	125,000	806,270		
SLPHR BLFF ISD	0	125,000	806,270		

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		1,955,150	SEQ: 9900020 Type: PERSONAL Owner #: 706391 Legal: MACHINERY & EQUIPMENT SITUS: 2651 W FM 71 TALCO 2026 REND 12YR Category: L2G INDUS.- MACHINERY & EQUIPMENT Rendered: Yes
FRAN CO WAT DIS	145B		1,955,150	
SPECIAL BRIDGE	145B		1,955,150	
LATERAL ROAD	145B		1,955,150	
SLPHR BLFF ISD	145B		1,955,150	
Deductions: (145B) = HB9		EXEMPTION		

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	0	125,000	1,830,150		
FRAN CO WAT DIS	0	125,000	1,830,150		
SPECIAL BRIDGE	0	125,000	1,830,150		
LATERAL ROAD	0	125,000	1,830,150		
SLPHR BLFF ISD	0	125,000	1,830,150		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	0	250,000	2,636,420		
FRAN CO WAT DIS	0	250,000	2,636,420		
SPECIAL BRIDGE	0	250,000	2,636,420		
LATERAL ROAD	0	250,000	2,636,420		
SLPHR BLFF ISD	0	250,000	2,636,420		