



Franklin County Appraisal District 2025 Annual Report

The Franklin County Appraisal District is a political subdivision of the state. The Appraisal District operations are sanctioned by the Constitution of the State of Texas, the Texas Property Tax Code, the Rules of the Texas Comptroller's Property Tax Assistance Division and the Texas Department of Licensing & Regulation.

Mission

The main objective and primary purpose of the district is to provide fair market values for Ad valorem taxation by utilizing uniform methods of appraisal that establish fair, uniform, and equitable market values for all types of properties located within the boundaries of Franklin County in a professional, ethical, economical, and courteous manner. As well as inform local property owners of their entitlements of rights and remedies under the law.

The laws and rules can be found in the following guidelines.

- The Property Tax Assistance Division of the Texas State Comptroller's Office (PTAD),
- The International Association of Assessing Officers (IAAO), and
- The Uniform Standards of Professional Appraisal Practice (USPAP)
- The Texas Property Tax Code

Governance

The appraisal district is governed by a **Board of Directors** whose primary responsibilities are to:

- Establish the district's office
- Adopt its operating budget
- Contract for necessary services
- Hire the Chief Appraiser
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board
- Approve contracts with appraisal firms selected by the chief appraiser
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the appraisal district for at least two years prior to their appointment. The board is appointed by the taxing entities in the appraisal district boundaries. The Appraisal District boundaries are inclusive of the county boundary lines.

The Franklin County Appraisal District is governed by a board of six directors. Five directors are chosen by ballot from individuals nominated by the taxing entities. The sixth board member is the Franklin County Assessor/Collector. The Franklin County Assessor/Collector is a non-voting member. The board's responsibility is strictly administrative. The directors are not involved in the appraisal process, setting schedules, or the certifications of employees to meet state guidelines set out by the Texas Department of Licensing and Regulations.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors.

The Ag Advisory Board is appointed by the Board of Directors at the recommendation of the chief appraiser to aide him in determining typical practices and standards for agricultural activities in the district.

The Appraisal Review Board members are appointed by the local Administrative Judge and is made up of five (5) citizens of the county to hear and resolve property owner protests and taxing unit challenges. They serve staggered terms and may serve consecutive terms. The Comptroller of Texas approves curricula, provides materials, and supervises a comprehensive course for training and education of the Appraisal Review Board members, and issues certificates for each member completing the requirements.

Taxing Jurisdictions

The Franklin County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located within the boundaries of Franklin County. Following are those taxing jurisdictions with territory located in the district:

- Franklin County
- City of Mt. Vernon
- City of Winnsboro
- Mt. Vernon ISD
- Saltillo ISD
- Sulphur Bluff ISD
- Winnsboro ISD
- Rivercrest ISD
- Franklin County Water District

Tax rates for the 2025 tax year are set in September and available shortly thereafter. All taxpayers are encouraged to attend the public hearings concerning the tax rates.

2025	
Jurisdiction Name	Tax Rate
Franklin County	0.267150
FC Special Bridge	0.013280
FC Lateral Road	0.083430
	0.36386
FC Water District	0.012588
Mt. Vernon City	0.587510
Winnsboro City	0.535600
Mt. Vernon ISD	0.907260
Saltillo ISD	0.618900
Sulphur Bluff ISD	0.975200
Winnsboro ISD	1.011800
Rivercrest ISD	1.073900

WEBSITE:

Franklin County Appraisal District information is also available on our website at www.franklin-cad.org . The website contains the most current certified roll with search capabilities and is updated quarterly for ownership and address. The district's website makes a broad range of information available for public access, including information on the appraisal process, property characteristics data, protests and appeal procedures. Downloadable files of Certified Appraisal Roll's and related tax information, district forms, including exemption applications and business personal property renditions are also available.

GENERAL INFORMATION:

The Franklin County Appraisal District is responsible for establishing and maintaining approximately 26,550 real and personal property accounts which include mineral accounts covering roughly 286 square miles within Franklin County. This data includes property characteristics, ownership, and exemption information. The majority of the land is rural with agricultural production the main use, making farming/ranching a notable occupation in the county. Franklin County has two lakes, Lake Cypress Springs and Lake Bob Sandlin and is a popular water recreational area with several residential waterfront subdivisions.

The district has a digital mapping system that maintains parcel maps and various layers of data including aerial photography.

Brochures covering a variety of subjects are available at the front counter, the Tax Assessor/Collectors office, and the Franklin County Library. Some subjects covered are Homestead exemptions, Agriculture and Timber, Wildlife Management, Appraisal Review Board, and more.

PROPERTY TYPES & VALUES:

Franklin County Appraisal District had 26,550 parcels for the 2025 certified appraisal year. The following chart accounts for the various property types

Classification	Type	Count	Market value	% of Count	% of MV
A	SINGLE FAMILY	3762	\$ 1,755,714,187.00	14.17%	57.24%
B	MULTI FAMILY	21	\$ 5,558,213.00	0.08%	0.18%
C	VACANT LOTS	5418	\$ 90,627,294.00	20.41%	2.95%
D	QUALIFIED AG/TIMBER	5524	\$ 115,075,373.00	20.81%	3.75%
E	RURAL LAND & IMPS	2905	\$ 543,234,890.00	10.94%	17.71%
F	COMMERCIAL/INDUSTRIAL REAL	298	\$ 133,545,092.00	1.12%	4.35%
G	OIL, GAS, MINERAL	4206	\$ 25,147,542.00	15.84%	0.82%
J	UTILITIES	167	\$ 130,909,930.00	0.63%	4.27%
L	BPP	355	\$ 116,094,930.00	1.34%	3.78%
M1	MANUFACTURED HOMES	244	\$ 16,005,790.00	0.92%	0.52%
O	RESIDENTIAL INVENTORY	11	\$ 2,022,870.00	0.04%	0.07%
X	EXEMPT	3639	\$ 133,602,920.00	13.71%	4.36%
TOTAL		26550	\$ 3,067,539,031.00	100.00%	100.00%

Appraisal Operations Summary

In compliance with the 2025-2026 Re-appraisal Plan, the real properties located in Map ID's NE-1, NE-2, NE-3, NE-4, NE-5 NE-6, NE-7, NE-8, NE-9, NW-1, NW-2, NW-3, NW-4, NW-5, NW-6, NW-7, SBISD, RCISD, and Lake were reinspected. Additionally, personal property, MIUP, & industrial properties that require annual re-appraisal were systematically reviewed.

The main focus of the inspection developed around the class, recognized condition, configuration, and all characteristics of the improvements, land, and personal property. Throughout the district, efforts were made to identify, gather, and appraise properties with new construction, locate demolished or removed properties, locate and value manufactured housing, along with continued review of commercial and industrial property.

Properties were adjusted when necessary to reflect the market trend which was recognized by the sales data gathered and analyzed for the county. No adjustments were made to properties which fell out of the trend or did not have data to warrant changes. The district continues to secure sales data and information to maintain and calculate an internal ratio analysis to justify the appraisal changes for each appraisal year. While the supply of sales data is good the district is not overwhelmingly inundated with data.

The below chart for an overall median or weighted mean represents the data available:

	CAT A	CAT E
Mean Level of appraisal	1.04	1.005
Median Level of Appraisal	1.02	1.002
Weighted Mean	1.02	1.02
Coefficient of dispersion	8.85	6.53
Number of observations	89	19

Property Discovery The district utilizes the following construction mechanisms to help locate new property:

- City Building Permits
- Mechanics Liens
- Mobile home title reports
- O.S.S.F septic permits
- Filed Inspections
- General public communications
- Aerial photography
- Homestead / Agriculture applications
- Recorded instruments from the county clerks office
- Building plans
- Utility companies
- Mobile home statement of location
- FCWD permits
- Newspapers, Sales Brochures, and magazines
- Telephone directories
- Real estate sales listings

New Construction

The use of the above resources and tools added approximately \$56,487,358 of new market value to the appraisal roll for 2025.

Exemption Data

Property owners may qualify for a variety of exemptions as provided by the Texas Constitution. Some of the most commonly occurring exemptions are described below. Other less common exemption information is available and described in the Texas Property Tax Code, Chapter 11.

Residential Homestead

The following charts and information represent the types and amount of exemption offered to homeowners in Franklin County. Mount Vernon ISD, the city of Mount Vernon, Winnsboro ISD, the city of Winnsboro, Sulphur Bluff ISD, Saltillo ISD, Rivercrest ISD, Franklin County, and Franklin County road offer a tax ceiling for property owners over 65, the disabled property owner, or the surviving spouse of each of those (if the spouse is 55 or older). This ceiling prohibits increased taxes for these types of homesteads for existing improvements. (Any new value added to the homesite will cause the ceiling to be adjusted in the next year.) Homestead exemptions are available for up to 20 acres with the home.

See attached 2025 *Category Code Breakdown* for details

EXEMPTIONS

HOMESTEAD:

County 20% (Not less than \$5000.00)
 Franklin Co. Rd \$3000.00 plus additional 20%
 Special Bridge the ONLY exemption Veteran Disability
 Schools:

Mount Vernon \$140,000.00
 Winnsboro \$140,000.00

City- Mt. Vernon NONE
 Winnsboro NONE

OVER-65/HOMESTEAD OR DISABILITY/HOMESTEAD:

County 20% plus additional \$12,000.00-CEILING
 Franklin Co. Rd 20% plus additional \$12,000.00-CEILING
 Special Bridge the ONLY exemption is Veteran Disability
 School:

Mt. Vernon \$66,000.00-CEILING
 Winnsboro \$60,000.00-CEILING

City- Mt. Vernon \$ 3,000.00-CEILING
 Winnsboro \$10,000.00-CEILING

WATER DISTRICT: the ONLY exemption is Veteran Disability

Other Exemptions:

Disabled Veterans Exemption
 100% Disabled Veteran Homestead Exemption
 Cemetery Exemptions
 Religious Exemptions
 Charitable Organizations
 Veteran's Organizations

HOMESTEAD COUNT

GENERAL HOMESTEAD	1415
OVER 65	1599
DISABLED	73
PARTIAL DV	140
100% DVHS	72
SS Svc Member	4
TOTAL	3303

Disabled Veterans

Percent of Disability	Exemption Amount
10-29%	\$ 5,000
30-49%	\$ 7,500
50-69%	\$ 10,000
70-100%	\$ 12,000

For more possible exemptions, please refer to Chapter 11 of the Texas Property Tax Code.

100% Disabled Veteran with
 service connected disability
 and/or unemployability may qualify
 for 100% total exemption

*** All homeowners with a qualified homestead exemption are subject to the placement of a homestead cap which limits the increase of taxable value on the homestead property to ten percent annually. The homestead cap is removed in increments each year until the taxable value equalizes with the market value, or completely with an ownership change. Market value will still be reflective of the local real estate market.

2025 Tax Rates & Exemptions

FRANKLIN COUNTY

2025 ADOPTED TAX RATES

ENTITY CODE	ENTITY	CITY	ISD	COUNTY	ROAD	BRIDGE	FCWD	TOTAL
10	CITY OF MT VERNON	0.587510	0.907260	0.267150	0.083430	0.013280	0.012588	1.871218
15	CITY OF WUNSBORO	0.535600	1.011800	0.267150	0.083430	0.013280	0.012588	1.923848
34	MOUNT VERNON ISD		0.907260	0.267150	0.083430	0.013280	0.012588	1.283708
39	WUNSBORO ISD		1.011800	0.267150	0.083430	0.013280	0.012588	1.388248
37	SALTILLO ISD		0.618900	0.267150	0.083430	0.013280	0.012588	0.995348
38	SULPHUR BLUFF ISD		0.975200	0.267150	0.083430	0.013280	0.012588	1.351648
49	RIVERCREST ISD		1.073900	0.267150	0.083430	0.013280	0.012588	1.450348

2025 ADOPTED EXEMPTIONS

ENTITY CODE	ENTITY	HOMESTEAD		OVER 65	DISABILITY	FREEZE CEILING OFFERED	DVHS	DAV	A disabled person is entitled to an exemption from taxation of a portion of the assessed value designates in accordance with the following schedule:	
		20%	ADDITIONAL							
10	CITY OF MT VERNON	NO	NO	\$3,000	\$3,000	YES	100%	YES	10-29%	\$5,000
15	CITY OF WUNSBORO	NO	NO	\$10,000	\$10,000	YES	100%	YES		
34	MOUNT VERNON ISD	NO	\$140,000	\$66,000	\$66,000	YES	100%	YES		
39	WUNSBORO ISD	NO	\$140,000	\$60,000	\$60,000	YES	100%	YES		
37	SALTILLO ISD	NO	\$140,000	\$60,000	\$60,000	YES	100%	YES	30-49%	\$7,500
38	SULPHUR BLUFF ISD	NO	\$140,000	\$60,000	\$60,000	YES	100%	YES		
49	RIVERCREST ISD	NO	\$140,000	\$60,000	\$60,000	YES	100%	YES		
3	FCWD	NO	NO	NO	NO	NO	YES	YES		
2	FRANKLIN COUNTY	YES	NO	\$12,000	\$12,000	YES	100%	YES	50-69%	\$10,000
02B	FRANKLIN COUNTY SPECIAL BRIDGE	NO	NO	NO	NO	NO	100%	YES		
02R	FRANKLIN COUNTY LATERAL ROAD	YES	\$3,000	\$12,000	\$12,000	YES	100%	YES		

A disabled veteran is entitled to an exemption from taxation of \$12,000 of the assessed value of a property the veteran owns and designates if the veteran:

Is 65 years of age or older & has a disability rating of at least 10%, or

Is totally blind in one or both eyes, or

Has the lost the use of one or more limbs.

2025 CERTIFIED VALUES:

JURISDICTION	MARKET VALUE	TAXABLE VALUE	PARCEL COUNT
FRANKLIN COUNTY	\$3,960,356,921	\$ 2,490,134,461	24,756
FCWD	\$3,976,554,201	\$2,674,282,651	24,755
MOUNT VERNON ISD	\$ 3,570,145,604	\$2,097,393,903	20,290
WINNSBORO ISD	\$294,629,129	\$139,191,173	1,994
RIVERCREST ISD	\$75,711,430	\$25,070,121	2,470
SULPHUR BLUFF ISD	\$25,481,670	\$6,742,030	140
SALTILLO ISD	\$10,586,478	\$2,553,780	40
CITY OF WINNSBORO	\$75,688,535	\$56,699,435	481
CITY OF MOUNT VERNON	\$353,580,057	\$239,492,041	1,684

Average Home Market Values 2025

City of Mt. Vernon	\$215,510
City of Winnsboro	\$165,993
FCWD	\$339,486
Franklin County	\$339,486
Mount Vernon ISD	\$364,164
Rivercrest ISD	\$215,675
Saltillo ISD	\$202,750
Sulphur Bluff ISD	\$114,090
Winnsboro ISD	\$173,379

Appeal Data

Appraisal notices are typically mailed to property owners if:

- The appraised value of the property changes by more than \$1,000
- The appraised value is greater than the value rendered by the property owner
- The property was not on the appraisal roll in the preceding year
- The property has had a change in ownership

*For 2025 approximately 16,236 notices were mailed. Of these approximately 1,034 parcels were formally protested, and another 433 were resolved informally.

Appraisal Review Board Information:

Primary Responsibilities

- Determine protests initiated by property owners;
- Determine challenges initiated by taxing units;
- Correct clerical errors in the appraisal records and the appraisal rolls;
- Act on motions to correct appraisal rolls under Section 25.25 of the Property Tax Code;
- Determine whether an exemption or special valuation is improperly granted or denied;
- Take action or make any other determination that is specifically authorized or required by the tax code.

Informal Review

The Franklin County Appraisal District (FCAD) offers informal reviews as a courtesy to our property owners and as a means to resolve issues in a relaxed atmosphere without the property owner being further inconvenienced. Informal reviews may take place any time after the "Notice of Appraised Value" has been mailed out **but before the final protest deadline**. Any property owner wishing to do an informal review is encouraged to go ahead and file a formal protest in the event a mutually satisfactory value agreement cannot be reached. Informal reviews will be held for all taxpayers until the protest deadline at which time informal reviews are cut off **UNLESS** a formal protest has been filed.

The Appraisal Review Board does not have jurisdiction over informal reviews. They are constrained from reviewing or rejecting an agreement between an owner and the appraisal district. (PTC 41.01(b)) If the property owner rejects a settlement offer made in person or electronically, the ARB must hear and determine the property owner's protest, provided the owner filed a timely notice of protest.

2025 SUMMARY OF PROTEST DATA:

SUMMARY OF 41.41 PROTESTS

Parcel Count *	Reason For Protest	Parcel Count	Protest Settlement Reason
784	Incorrect Appraised (Market) Value	52	Withdrawn
747	Value is Unequal Compared To Other Properties	433	Settled
3	Property Should Not Be Taxed In Jurisdiction	44	No Shows
3	Property Should Not Be Taxed In CAD or Tax Unit	89	Board Order NO Change
4	Failure To Send Required Notice	144	Board Order Change
4	Exemption Was Denied, Modified or Cancelled	120	Joint Motion Disposition of Protest
7	Ag Use Was Denied, Modified or Cancelled	0	Board Order Joint Motion Disposition of Protest
9	Change in use of Land Appraised as Ag/Timber		Rejected Due to Late Protest
21	Incorrect Appraised or Market Value of Land Appraised as Ag/Timber		
12	Owner's Name is Incorrect		
12	Property Description is Incorrect		
150	Other		
1	Temporary Disaster Damage Denied or Modified		
3	Incorrect Damage Assessment Rating For Temporary Disaster		
59	Circuit Breaker Limitation Denied, Modified or Cancelled		

* Please Note: Counts listed above may include the same parcel in one or more category.

SUMMARY OF 25.25 PROTESTS

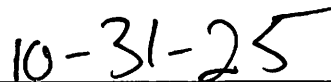
Parcel Count *	Reason For Protest
0	25.25c - Clerical Error Affects Property Owner Liability for Tax Imposed
0	25.25c - Multiple Appraisals of Property in a Tax Year
0	25.25c - Inclusion of Property
0	25.25c - Error of Ownership
0	25.25c - 1 - Error of Omission of Tangible Personal Property
0	25.25d - One Third Over Value
0	25.25d - 1 - One Fourth Over Value
1	25.25h - Incorrect Appraised Value - Joint Motion of Chief & Taxpayer
0	25.25i - Clerical Error Affects Property Owner Liability for Tax Imposed
0	25.25i - Multiple Appraisals of Property in a Tax Year
0	25.25i - Inclusion of Property
0	25.25i - Error of Ownership
0	25.25j - New Owner Acquired Property after Protest Started

CERTIFICATION STATEMENT:

"I, Russell McCurdy, Chief Appraiser for the Franklin County Appraisal District, solemnly swear that I have made or caused to be made a diligent inquiry and search to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value which, to the best of my knowledge and belief, was determined as required by law."

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinion & conclusion.
- I have no present or prospective interest in any property other than (parcel # 7266 "aka" 102 Leftwich which is my residence homestead) and have no interest with respect to the parties involved.
- I have performed no services as an appraiser or in any other capacity, regarding any property that is subject to this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment other than my residence homestead at 102 Leftwich parcel# 7266. Additionally, appraisal services for p# 7266 were not performed by Russell McCurdy, but were performed by other licensed appraisers for the district.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with Uniform Standards of Professional Appraisal Practice.
- I have not made a personal inspection of the properties that are subject of this report.
- Persons providing significant mass appraisal assistance are signed below






Russell McCurdy, RPA, RTA, CTA
Chief Appraiser TDLR# 73696

Date

Appraisers providing significant mass appraisal assistance

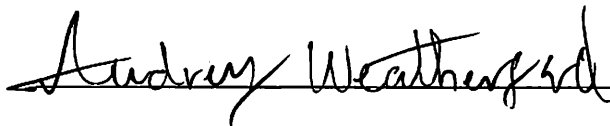
Billy Dyson TDLR#-74646

 inspected properties

Josh Drupp TDLR#-77072

 inspected properties

Audrey Weatherford TDLR#-77743

 Inspected properties