

FRANKLIN COUNTY APPRAISAL REVIEW BOARD
P.O. Box 720
Mount Vernon, TX 75457

Appraisal Review Board Meeting Minutes
April 2, 2026, at 8:30 AM

1. On April 2, 2026, at 8:31 AM. Chairman Mark Jackson called the Appraisal Review Board to order. A quorum was established. Members present at the hearings were:

ARB Members

Charlie Wilson – ARB Member
Mark Jackson – ARB Chairman
Paul Fletcher – ARB Member
Rob Sparks – ARB Member

CAD Members

Russell McCurdy
Charlotte Homer
Billy Dyson

Absent: Jerry Hubble

There were no guests present and no public comments

2. Consider approval of prior meeting minutes from January 9, 2026, meeting. Motion to approve minutes from Paul Fletcher, 2nd by Rob Sparks. Motion passed all in favor.
3. All members present of the Appraisal Review Board (ARB) have reviewed and signed the Ex-Parte Communication Affidavit about the Protest Hearing Schedule for April 2, 2026. Mark Jackson executed the affidavit for the ARB.
4. An affidavit containing sworn testimony, and Ex-Parte communication, was executed by Mark Jackson and signed by Russell McCurdy and Billy Dyson for the CAD.
5. Hear and make determinations on the property owners' protest. The ARB heard and made determinations on a 25.25c protest for one property for tax years 2024 & 2025. The ARB heard and made a determination on one 25.25(d) protest for tax year 2025.

6. Review and accept changes made by the Chief Appraiser under section 25.25 of the Texas Tax Code since the last meeting.

Russell McCurdy presented the 25.25 b for approval there were 3 late homesteads for 2023, 15 late homesteads for 2024, and 85 late homesteads for 2025. Motion to approve 25.25b by Paul Fletcher, 2nd by Charlie Wilson, motion passed all in favor.

25.25c clerical error changes presented to ARB by Russell McCurdy. There were 2 changes for tax year 2024, and 4 corrections for 2025. Motion to approve Rob Sparks, 2nd by Charlie Wilson, motion passed all in favor.

7. Discuss tax code section 5.041 training materials & deadlines.

The ARB had a discussion on the upcoming in person training on April 7, 2026, at Titus CAD. Additionally, they would still have to complete the Texas Comptrollers online training courses and needed completion certificates before they could hear protest for 2026.

8. Discuss ARB Policy & procedures for 2026 and determine meeting date for public hearing and next regular meeting.

ARB members discussed Policy & Procedures for 2026. Charlie Wilson suggested increasing the hearing time to 30 minutes per the Texas Comptrollers training recommendations. The ARB set a Public Hearing date for April 30, 2026 at 8:30 AM at the Franklin CAD Boardroom, followed by a regular meeting at 9:00 for potential adoption.

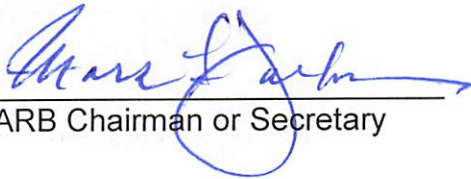
9. Determine protest hearing dates for 2026.

Russell McCurdy stated that the Mineral Contract Appraisal firm requested June 23, 2026 at 9:00 AM & a spillover day of July 9th, and suggested the ARB give the CAD one month from the protest deadline of May 15, 2026, to work protest informally.

Rob Sparks made a motion to have ARB hearings on June 15-18, June 22-25, and June 29-July 2, 2026, having 3 hearing dockets per day at 8:30, 10:30, & 1:30, evening hearing on June 25, 2026 at 6:00 PM 2nd by Paul Fletcher, motion passed all in favor.

10. Adjourn:

The meeting was adjourned at 10:25 AM by Charman Jackson



ARB Chairman or Secretary

30 Apr. 24
Date