

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

AEP SOUTHWESTERN ELEC POWER CO
ATTN TAX DEPT 27TH FLOOR
PO BOX 16428
COLUMBUS OH 43216-6428



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: 163640	3
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	3,423,500	5,135,400	SEQ: 9900045	Type: PERSONAL Owner #: 163640
FRAN CO WAT DIS	145D1	3,423,500	5,135,400	Legal: EQUIPMENT	
SPECIAL BRIDGE	145D1	3,423,500	5,135,400		
LATERAL ROAD	145D1	3,423,500	5,135,400		
MT VERNON CITY	145D1	3,423,500	5,135,400		
MT VERNON ISD	145D1	3,423,500	5,135,400		
Deductions: (145D1) = HB9		EXEMPTION		CITY MT VERNON	
				Category: J3	ELECTRIC - UTILITY EQUIP
				Rendered: No	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		3,423,500	125,000	5,010,400	
FRAN CO WAT DIS		3,423,500	125,000	5,010,400	
SPECIAL BRIDGE		3,423,500	125,000	5,010,400	
LATERAL ROAD		3,423,500	125,000	5,010,400	
MT VERNON CITY		3,423,500	125,000	5,010,400	
MT VERNON ISD		3,423,500	125,000	5,010,400	

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 MT VERNON ISD		11,368,420 11,368,420 11,368,420 11,368,420 11,368,420	17,053,140 17,053,140 17,053,140 17,053,140 17,053,140	SEQ: 9901020 Type: PERSONAL Owner #: 163640 Legal: LINES & APPURTENANCES MT VERNON ISD Category: J3 ELECTRIC - UTILITY EQUIP Rendered: No	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	11,368,420	0	17,053,140		
FRAN CO WAT DIS	11,368,420	0	17,053,140		
SPECIAL BRIDGE	11,368,420	0	17,053,140		
LATERAL ROAD	11,368,420	0	17,053,140		
MT VERNON ISD	11,368,420	0	17,053,140		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO CITY 145D1 WINNSBORO ISD 145D1		374,720 374,720 374,720 374,720 374,720 374,720	562,100 562,100 562,100 562,100 562,100 562,100	SEQ: 9901070 Type: PERSONAL Owner #: 163640 Legal: LINES & APPURTENANCES CITY-WINNSBORO Category: J3 ELECTRIC - UTILITY EQUIP Rendered: No	
Deductions: (145D1) = HB9 EXEMPTION					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	374,720	0	562,100		
FRAN CO WAT DIS	374,720	0	562,100		
SPECIAL BRIDGE	374,720	0	562,100		
LATERAL ROAD	374,720	0	562,100		
WINNSBORO CITY	374,720	125,000	437,100		
WINNSBORO ISD	374,720	125,000	437,100		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD		1,148,680 1,148,680 1,148,680 1,148,680 1,148,680	1,723,070 1,723,070 1,723,070 1,723,070 1,723,070	SEQ: 9901080 Type: PERSONAL Owner #: 163640 Legal: LINES & APPURTENANCES WINNSBORO ISD Category: J3 ELECTRIC - UTILITY EQUIP Rendered: No	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	1,148,680	0	1,723,070		
FRAN CO WAT DIS	1,148,680	0	1,723,070		
SPECIAL BRIDGE	1,148,680	0	1,723,070		
LATERAL ROAD	1,148,680	0	1,723,070		
WINNSBORO ISD	1,148,680	0	1,723,070		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
FRANKLIN CO		16,380	24,570	SEQ: 9901110 Type: PERSONAL Owner #: 163640		
FRAN CO WAT DIS		16,380	24,570	Legal: LINES & APPURTENANCES		
SPECIAL BRIDGE		16,380	24,570			
LATERAL ROAD		16,380	24,570	SALTILLO ISD		
SALTILLO ISD						

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 CITY WINNSBORO ISD SALTILLO ISD	16,331,700 16,331,700 16,331,700 16,331,700 3,423,500 14,791,920 374,720 1,523,400 16,380	125,000 125,000 125,000 125,000 125,000 125,000 125,000 125,000 24,570	24,373,280 24,373,280 24,373,280 24,373,280 5,010,400 22,063,540 437,100 2,160,170 0		

