

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

WOOD COUNTY ELECT COOP INC
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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:	190620 212
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	1,551,090	2,435,940	SEQ: 9900050	Type: PERSONAL Owner #: 190620
FRAN CO WAT DIS	145D1	1,551,090	2,435,940	Legal: METERS	
SPECIAL BRIDGE	145D1	1,551,090	2,435,940	DISTRIBUTION SYSTEM	
LATERAL ROAD	145D1	1,551,090	2,435,940	MT VERNON ISD	
MT VERNON ISD	145D1	1,551,090	2,435,940	01400-00230-27800	
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
				Rendered: Yes	
Deductions: (145D1) = HB9		EXEMPTION			
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		1,551,090	125,000	2,310,940	
FRAN CO WAT DIS		1,551,090	125,000	2,310,940	
SPECIAL BRIDGE		1,551,090	125,000	2,310,940	
LATERAL ROAD		1,551,090	125,000	2,310,940	
MT VERNON ISD		1,551,090	125,000	2,310,940	

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 CITY MT VERNON ISD 145D1		59,900 59,900 59,900 59,900 59,900 59,900	94,070 94,070 94,070 94,070 94,070 94,070	SEQ: 9900060 Type: PERSONAL Owner #: 190620 Legal: METERS DISTRIBUTION SYSTEM MT VERNON CITY 01400-00230-27900 Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: Yes	
Deductions: (145D1) = HB9		EXEMPTION			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	59,900	0	94,070		
FRAN CO WAT DIS	59,900	0	94,070		
SPECIAL BRIDGE	59,900	0	94,070		
LATERAL ROAD	59,900	0	94,070		
MT VERNON CITY	59,900	94,070	0		
MT VERNON ISD	59,900	0	94,070		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
FRANKLIN CO		1,371,400	2,153,740	SEQ: 9900070	Type: PERSONAL	Owner #: 190620
FRAN CO WAT DIS		1,371,400	2,153,740	Legal: METERS		
SPECIAL BRIDGE		1,371,400	2,153,740	DISTRIBUTION SYSTEM		
LATERAL ROAD		1,371,400	2,153,740	WINNSBORO ISD		
WINNSBORO ISD	145D1	1,371,400	2,153,740	01400-00230-27700		
				Agent: 040		
				Category: J3 ELECTRIC - UTILITY EQUIP		
				Rendered: Yes		
Deductions: (145D1) = HB9		EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO		1,371,400	0	2,153,740		
FRAN CO WAT DIS		1,371,400	0	2,153,740		
SPECIAL BRIDGE		1,371,400	0	2,153,740		
LATERAL ROAD		1,371,400	0	2,153,740		
WINNSBORO ISD		1,371,400	125,000	2,028,740		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO		235,300	369,450	SEQ: 9900080 Type: PERSONAL Owner #: 190620	
FRAN CO WAT DIS		235,300	369,450	Legal: HOPEWELL SUBSTATION	
SPECIAL BRIDGE		235,300	369,450	MT VERNON ISD	
LATERAL ROAD		235,300	369,450		
MT VERNON ISD		235,300	369,450		
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
				Rendered: Yes	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		235,300	0	369,450	
FRAN CO WAT DIS		235,300	0	369,450	
SPECIAL BRIDGE		235,300	0	369,450	
LATERAL ROAD		235,300	0	369,450	
MT VERNON ISD		235,300	0	369,450	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	235,300 235,300 235,300 235,300 235,300	369,450 369,450 369,450 369,450 369,450	SEQ: 9900090 Type: PERSONAL Owner #: 190620 Legal: MORRIS GROVE SUBSTATION MT VERNON ISD Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	235,300 235,300 235,300 235,300 235,300	0 0 0 0 0	369,450 369,450 369,450 369,450 369,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	235,300 235,300 235,300 235,300 235,300	369,450 369,450 369,450 369,450 369,450	SEQ: 9900100 Type: PERSONAL Owner #: 190620 Legal: D O ALDRIDGE SUBSTATION MT VERNON ISD Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	235,300 235,300 235,300 235,300 235,300	0 0 0 0 0	369,450 369,450 369,450 369,450 369,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	7,180 7,180 7,180 7,180 7,180	11,270 11,270 11,270 11,270 11,270	SEQ: 9900110 Type: PERSONAL Owner #: 190620 Legal: TRANSMISSION LINE 69KVA MT VERNON ISD Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	7,180 7,180 7,180 7,180 7,180	0 0 0 0 0	11,270 11,270 11,270 11,270 11,270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD	14,280 14,280 14,280 14,280 14,280	22,430 22,430 22,430 22,430 22,430	SEQ: 9900120 Type: PERSONAL Owner #: 190620 Legal: TRANSMISSION LINE 69 KVA WINNSBORO ISD Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD	14,280 14,280 14,280 14,280 14,280	0 0 0 0 0	22,430 22,430 22,430 22,430 22,430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	235,300 235,300 235,300 235,300 235,300	369,450 369,450 369,450 369,450 369,450	SEQ: 9900130 Type: PERSONAL Owner #: 190620 Legal: MT VERNON SUBSTATION Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	235,300 235,300 235,300 235,300 235,300	0 0 0 0 0	369,450 369,450 369,450 369,450 369,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD	13,060 13,060 13,060 13,060 13,060	20,510 20,510 20,510 20,510 20,510	SEQ: 9900160 Type: PERSONAL Owner #: 190620 Legal: TRANSMISSION LINE 69 KVA WINNSBORO ISD Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD	13,060 13,060 13,060 13,060 13,060	0 0 0 0 0	20,510 20,510 20,510 20,510 20,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	57,420 57,420 57,420 57,420 57,420	90,170 90,170 90,170 90,170 90,170	SEQ: 9900170 Type: PERSONAL Owner #: 190620 Legal: TRANSMISSION LINE 69 KVA MT VERNON ISD Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	57,420 57,420 57,420 57,420 57,420	0 0 0 0 0	90,170 90,170 90,170 90,170 90,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO 145B FRAN CO WAT DIS 145B SPECIAL BRIDGE 145B LATERAL ROAD 145B MT VERNON ISD 145B	9,900 9,900 9,900 9,900 9,900	14,850 14,850 14,850 14,850 14,850	SEQ: 9900180 Type: PERSONAL Owner #: 190620 Legal: COMMUNICATION TOWER FCC #1061782 SITUS: FM 21 MT VERNON Agent: 040 Category: L2P INDUS.- RADIO TOWERS Rendered: Yes
Deductions: (145B) = HB9 EXEMPTION			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	9,900 9,900 9,900 9,900 9,900	14,850 14,850 14,850 14,850 14,850	0 0 0 0 0

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	4,025,430	139,850	6,180,930		
FRAN CO WAT DIS	4,025,430	139,850	6,180,930		
SPECIAL BRIDGE	4,025,430	139,850	6,180,930		
LATERAL ROAD	4,025,430	139,850	6,180,930		
MT VERNON ISD	2,626,690	139,850	3,984,250		
MT VERNON CITY	59,900	94,070	0		
WINNSBORO ISD	1,398,740	125,000	2,071,680		

