

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

CENTERPOINT ENERGY ENTEX
% ERNST & YOUNG
1401 MCKINNEY STREET STE 2400
HOUSTON TX 77010



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: 702688 35

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	669,290	1,003,930	SEQ: 9900040 Type: PERSONAL Owner #: 702688 Legal: METERS GAS DISTRIBUTION SYSTEM CITY OF MT VERNON 01400-00140-17145 Agent: 936 Category: J2 GAS DISTR. SYSTEMS (METERS) Rendered: Yes
FRAN CO WAT DIS	145D1	669,290	1,003,930	
SPECIAL BRIDGE	145D1	669,290	1,003,930	
LATERAL ROAD	145D1	669,290	1,003,930	
MT VERNON CITY	145D1	669,290	1,003,930	
MT VERNON ISD	145D1	669,290	1,003,930	
Deductions: (145D1) = HB9 EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO	669,290	125,000	878,930	
FRAN CO WAT DIS	669,290	125,000	878,930	
SPECIAL BRIDGE	669,290	125,000	878,930	
LATERAL ROAD	669,290	125,000	878,930	
MT VERNON CITY	669,290	125,000	878,930	
MT VERNON ISD	669,290	125,000	878,930	

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	68,410 68,410 68,410 68,410 68,410	102,610 102,610 102,610 102,610 102,610	SEQ: 9900050 Type: PERSONAL Owner #: 702688 Legal: METERS GAS DISTRIBUTION SYSTEM MT VERNON ISD 01400-00140-17140 Agent: 936 Category: J2 GAS DISTR. SYSTEMS (METERS) 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	68,410 68,410 68,410 68,410 68,410	0 0 0 0 0	102,610 102,610 102,610 102,610 102,610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD 145D1	7,400 7,400 7,400 7,400 7,400	11,090 11,090 11,090 11,090 11,090	SEQ: 9900060 Type: PERSONAL Owner #: 702688 Legal: METERS GAS DISTRIBUTION SYSTEM WINNSBORO ISD 01400-00140-17146 Agent: 936 Category: J2 GAS DISTR. SYSTEMS (METERS) Rendered: Yes
Deductions: (145D1) = HB9 EXEMPTION			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO ISD	7,400 7,400 7,400 7,400 7,400	0 0 0 0 11,090	11,090 11,090 11,090 11,090 0

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	305,990 305,990 305,990 305,990 305,990 305,990	458,980 458,980 458,980 458,980 458,980 458,980	SEQ: 9900070 Type: PERSONAL Owner #: 702688 Legal: METERS CITY OF WINNSBORO Agent: 936 Category: J2 GAS DISTR. SYSTEMS (METERS) Rendered: Yes
Deductions: (145D1) = HB9 EXEMPTION			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD WINNSBORO CITY WINNSBORO ISD	305,990 305,990 305,990 305,990 305,990 305,990	0 0 0 0 125,000 113,910	458,980 458,980 458,980 458,980 333,980 345,070

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 ISD WINNSBORO CITY	1,051,090 1,051,090 1,051,090 1,051,090 669,290 737,700 313,390 305,990	125,000 125,000 125,000 125,000 125,000 125,000 125,000 125,000	1,451,610 1,451,610 1,451,610 1,451,610 878,930 981,540 345,070 333,980		