

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

ANDERSON BENNY GENE
3880 BRIGHTON CREEK CIR
TYLER TX 75707-1675



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: 702307 8

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 FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	C 12,470 C 12,470 C 12,470 C 12,470 C 12,470	10,180 10,180 10,180 10,180 10,180	Lease: 3310 Type: REAL Owner #: 702307 Legal: TR 06 NEW HOPE UNIT JP OIL COMPANY INC AB I BARRE ETAL SURVEY #6 17.98017% NH RRC# 16451 .009784 Royalty Interest Category: G1 Railroad #: 16455
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$10,180 in 2026 as compared to \$780 in 2021 is a 1205.13% increase.			
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	6,850 6,850 6,850 6,850 6,850	1,960 1,960 1,960 1,960 1,960	8,220 8,220 8,220 8,220 8,220

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	C 3,810 C 3,810 C 3,810 C 3,810 C 3,810	3,110 3,110 3,110 3,110 3,110	Lease: 3330 Type: REAL Owner #: 702307 Legal: TR 08 NEW HOPE UNIT JP OIL COMPANY INC AB 25 J BASSEY SURVEY #8 4.42279% RRC# 16451 .012145 Royalty Interest Category: G1 Railroad #: 16455
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,110 in 2026 as compared to \$240 in 2021 is a 1195.83% increase.			
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	2,090 2,090 2,090 2,090 2,090	600 600 600 600 600	2,510 2,510 2,510 2,510 2,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	C 400 C 400 C 400 C 400 C 400	330 330 330 330 330	Lease: 3340 Type: REAL Owner #: 702307 Legal: TR 09 NEW HOPE UNIT JP OIL COMPANY INC AB J T SHANKS SURVEY #9 1.09729% RRC# 16451 .005196 Royalty Interest Category: G1 Railroad #: 16455
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$330 in 2026 as compared to \$30 in 2021 is a 1000.00% increase.			
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	230 230 230 230 230	60 60 60 60 60	270 270 270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	1,400 1,400 1,400 1,400 1,400	780 780 780 780 780	Lease: 5181 Type: REAL Owner #: 702307 Legal: NEW HOPE SHALLOW UNIT JP OIL COMPANY INC AB306 JMAXIMILLIAN SURVEY ETAL .000127 Royalty Interest Category: G1 Railroad #: 1120
HB1984: The Appraised value of \$780 in 2026 as compared to \$480 in 2021 is a 62.50% increase.			
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	830 830 830 830 830	0 0 0 0 0	780 780 780 780 780

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
FRANKLIN CO		750	420	Lease: 5181 Type: REAL Owner #: 702307	
FRAN CO WAT DIS		750	420	Legal: NEW HOPE SHALLOW UNIT	
SPECIAL BRIDGE		750	420	JP OIL COMPANY INC	
LATERAL ROAD		750	420	AB306 JMAXIMILLIAN SURVEY ETAL	
MT VERNON ISD		750	420		
				.000068 Override Royalty	
				Category: G1	
				Railroad #: 1120	
HB1984: The Appraised value of \$420 in 2026		as compared to \$260 in 2021 is a 61.54% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	440	0	420		
FRAN CO WAT DIS	440	0	420		
SPECIAL BRIDGE	440	0	420		
LATERAL ROAD	440	0	420		
MT VERNON ISD	440	0	420		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	10,440	2,620	12,200		
FRAN CO WAT DIS	10,440	2,620	12,200		
SPECIAL BRIDGE	10,440	2,620	12,200		
LATERAL ROAD	10,440	2,620	12,200		
MT VERNON ISD	10,440	2,620	12,200		

