

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

THOMPSON LIMITED
% COCHRAN & COMPANY INC
12807 HAYNES ROAD SUITE F
HOUSTON TX 77066



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:	702976 196
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	C 140	130	Lease: 2450 Type: REAL Owner #: 702976
FRAN CO WAT DIS	C 140	130	Legal: TALCO CENT WEST UNIT TRACT 2
SPECIAL BRIDGE	C 140	130	JP OIL COMPANY INC
LATERAL ROAD	C 140	130	AB 483-610 RHINEHART & JAMES
RIVERCREST ISD	C 140	130	UN #1 TR #2 RRC# 5150
			Agent: 400
			.000480 Royalty Interest
			Category: G1
			Railroad #: 15127
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$130 in 2026 as compared to \$40 in 2021 is a 225.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	70	40	90
FRAN CO WAT DIS	70	40	90
SPECIAL BRIDGE	70	40	90
LATERAL ROAD	70	40	90
RIVERCREST ISD	70	40	90

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 RIVERCREST ISD	C 330 C 330 C 330 C 330 C 330	290 290 290 290 290	Lease: 5195 Type: REAL Owner #: 702976 Legal: TALCO CENT WEST UNIT TRACT 3 JP OIL COMPANY INC AB 483-610 RHINEHART & JAMES RRCH# 5150 .001253 Royalty Interest Category: G1 Railroad #: 15127 Agent: 400
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$290 in 2026 as compared to \$80 in 2021 is a 262.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	170 170 170 170 170	90 90 90 90 90	200 200 200 200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	770 770 770 770 770	440 440 440 440 440	Lease: 5198 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 52 JP OIL COMPANY INC AB 24 J BRANTLEY SURVEY F024-03 TR% .00219183 .009420 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400
HB1984: The Appraised value of \$440 in 2026 as compared to \$90 in 2021 is a 388.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	620 620 620 620 620	0 0 0 0 0	440 440 440 440 440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	100 100 100 100 100	60 60 60 60 60	Lease: 5199 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 72 JP OIL COMPANY INC AB 374 C PAYNE SURVEY F374-04 TR% .00206406 .001302 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400
HB1984: The Appraised value of \$60 in 2026 as compared to \$10 in 2021 is a 500.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	80 80 80 80 80	0 0 0 0 0	60 60 60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	650 650 650 650 650	370 370 370 370 370	Lease: 5200 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 60 JP OIL COMPANY INC AB 374 C PAYNE SURVEY F374-05 TR% .01340891 .001302 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400
HB1984: The Appraised value of \$370 in 2026 as compared to \$80 in 2021 is a 362.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	530 530 530 530 530	0 0 0 0 0	370 370 370 370 370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	1,610 1,610 1,610 1,610 1,610	920 920 920 920 920	Lease: 5201 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 73 JP OIL COMPANY INC AB 342 MCKINNEY & WILLIAMS SUR F342-01 TR% .04999290 .000868 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400
HB1984: The Appraised value of \$920 in 2026 as compared to \$190 in 2021 is a 384.21% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	1,310 1,310 1,310 1,310 1,310	0 0 0 0 0	920 920 920 920 920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	520 520 520 520 520	300 300 300 300 300	Lease: 5214 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 12 JP OIL COMPANY INC AB 675 G B ZIMPLEMAN SURVEY F675-02 TR% .00749374 .001884 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400
HB1984: The Appraised value of \$300 in 2026 as compared to \$60 in 2021 is a 400.00% 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	420 420 420 420 420	0 0 0 0 0	300 300 300 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	15,640 15,640 15,640 15,640 15,640	8,920 8,920 8,920 8,920 8,920	Lease: 5216 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 10 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-03 TR% .04471249 .009421 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400 HB1984: The Appraised value of \$8,920 in 2026 as compared to \$1,850 in 2021 is a 382.16% 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	12,670 12,670 12,670 12,670 12,670	0 0 0 0 0	8,920 8,920 8,920 8,920 8,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	9,110 9,110 9,110 9,110 9,110	5,200 5,200 5,200 5,200 5,200	Lease: 5232 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 06 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-07 TR% .02604201 .009420 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400 HB1984: The Appraised value of \$5,200 in 2026 as compared to \$1,080 in 2021 is a 381.48% 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	7,380 7,380 7,380 7,380 7,380	0 0 0 0 0	5,200 5,200 5,200 5,200 5,200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	5,600 5,600 5,600 5,600 5,600	3,190 3,190 3,190 3,190 3,190	Lease: 5233 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 07 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-08 TR% .01599428 .009420 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400 HB1984: The Appraised value of \$3,190 in 2026 as compared to \$660 in 2021 is a 383.33% 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	4,540 4,540 4,540 4,540 4,540	0 0 0 0 0	3,190 3,190 3,190 3,190 3,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	2,080 2,080 2,080 2,080 2,080	1,190 1,190 1,190 1,190 1,190	Lease: 5234 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 08 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-09 TR% .00595790 .009420 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400 HB1984: The Appraised value of \$1,190 in 2026 as compared to \$250 in 2021 is a 376.00% 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	1,690 1,690 1,690 1,690 1,690	0 0 0 0 0	1,190 1,190 1,190 1,190 1,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	3,830 3,830 3,830 3,830 3,830	2,190 2,190 2,190 2,190 2,190	Lease: 5235 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 05 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-06 TR% .01095626 .009420 Override Royalty Category: G1 Railroad #: 15028 Agent: 400 HB1984: The Appraised value of \$2,190 in 2026 as compared to \$450 in 2021 is a 386.67% 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	3,110 3,110 3,110 3,110 3,110	0 0 0 0 0	2,190 2,190 2,190 2,190 2,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	200 200 200 200 200	120 120 120 120 120	Lease: 5243 Type: REAL Owner #: 702976 Legal: TALCO WEST UNIT TR 04 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-02 TR% .00057910 .009420 Royalty Interest Category: G1 Railroad #: 15028 Agent: 400 HB1984: The Appraised value of \$120 in 2026 as compared to \$20 in 2021 is a 500.00% 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	170 170 170 170 170	0 0 0 0 0	120 120 120 120 120

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 RIVERCREST ISD MT VERNON ISD	32,760 32,760 32,760 32,760 2,780 29,980	130 130 130 130 130 0	23,190 23,190 23,190 23,190 2,080 21,110		

