

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

ADAMS MARY STROUBE GST EXMT TR
% AFFILIATED TAX CONSULTANTS
PO BOX 1627
HENDERSON TX 75653-1627



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: 703796 2

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	60	50	Lease: 3280 Type: REAL Owner #: 703796	
FRAN CO WAT DIS		C	60	50	Legal: TR 03 NEW HOPE UNIT	
SPECIAL BRIDGE		C	60	50	JP OIL COMPANY INC	
LATERAL ROAD		C	60	50	AB C F MCKENSIE SURVEY	
MT VERNON ISD		C	60	50	#3 5.54741% NH RRC# 16451	
					.000161 Royalty Interest	
					Category: G1	
					Railroad #: 16455	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2021 Hist						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		40		10	40	
FRAN CO WAT DIS		40		10	40	
SPECIAL BRIDGE		40		10	40	
LATERAL ROAD		40		10	40	
MT VERNON ISD		40		10	40	

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 400 C 400 C 400 C 400 C 400	320 320 320 320 320	Lease: 3290 Type: REAL Owner #: 703796 Legal: TR 04 NEW HOPE UNIT JP OIL COMPANY INC AB I BARRE ETAL SURVEY #4 22.72327% RRC# 16451 .000245 Royalty Interest Category: G1 Railroad #: 16455 Agent: 025
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$320 in 2026 as compared to \$30 in 2021 is a 966.67% 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	220 220 220 220 220	60 60 60 60 60	260 260 260 260 260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	C 80 C 80 C 80 C 80 C 80	70 70 70 70 70	Lease: 3300 Type: REAL Owner #: 703796 Legal: TR 05 NEW HOPE UNIT JP OIL COMPANY INC AB 307 C F MCKENSIE SURVEY #5 7.88838% RRC# 16451 .000144 Royalty Interest Category: G1 Railroad #: 16455 Agent: 025
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			
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	50 50 50 50 50	10 10 10 10 10	60 60 60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	970 970 970 970 970	540 540 540 540 540	Lease: 5181 Type: REAL Owner #: 703796 Legal: NEW HOPE SHALLOW UNIT JP OIL COMPANY INC AB306 JMAXIMILLIAN SURVEY ETAL .000088 Royalty Interest Category: G1 Railroad #: 1120 Agent: 025
HB1984: The Appraised value of \$540 in 2026 as compared to \$340 in 2021 is a 58.82% 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	580 580 580 580 580	0 0 0 0 0	540 540 540 540 540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD G	340 340 340 340 340	190 190 190 190 190	Lease: 5220 Type: REAL Owner #: 703796 Legal: TALCO WEST UNIT TR 47 JP OIL COMPANY INC AB 157 W EVANS SURVEY F157-01 TR% .01384402 .000652 Royalty Interest Category: G1 Railroad #: 15028 Agent: 025
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$190 in 2026 as compared to \$40 in 2021 is a 375.00% 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	280 280 280 280 0	0 0 0 0 190	190 190 190 190 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD G	350 350 350 350 350	200 200 200 200 200	Lease: 5221 Type: REAL Owner #: 703796 Legal: TALCO WEST UNIT TR 48 JP OIL COMPANY INC AB 158 W EVANS SURVEY F158-01 TR% .01462014 .000652 Royalty Interest Category: G1 Railroad #: 15028 Agent: 025
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$200 in 2026 as compared to \$40 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 RIVERCREST ISD	290 290 290 290 0	0 0 0 0 200	200 200 200 200 0

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 ISD RIVERCREST ISD	1,460 1,460 1,460 1,460 890 0	80 80 80 80 80 390	1,290 1,290 1,290 1,290 900 0		

