

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

HUGHES JO ANN  
PO BOX 974  
MOUNT VERNON TX 75457



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:	703856 90
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	50	40	Lease: 2450 Type: REAL Owner #: 703856		
FRAN CO WAT DIS		C	50	40	Legal: TALCO CENT WEST UNIT TRACT 2		
SPECIAL BRIDGE		C	50	40	JP OIL COMPANY INC		
LATERAL ROAD		C	50	40	AB 483-610 RHINEHART & JAMES		
RIVERCREST ISD G		C	50	40	UN #1 TR #2 RRC# 5150		
					.000151 Royalty Interest		
					Category: G1		
					Railroad #: 15127		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$40 in 2026 as compared to \$10 in 2021 is a 300.00% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)	
FRANKLIN CO		20		10		30	
FRAN CO WAT DIS		20		10		30	
SPECIAL BRIDGE		20		10		30	
LATERAL ROAD		20		10		30	
RIVERCREST ISD		0		40		0	

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 450 C 450 C 450 C 450 C 450	400 400 400 400 400	Lease: 5195 Type: REAL Owner #: 703856 Legal: TALCO CENT WEST UNIT TRACT 3 JP OIL COMPANY INC AB 483-610 RHINEHART & JAMES RRC# 5150  .001728 Royalty Interest Category: G1 Railroad #: 15127
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$400 in 2026 as compared to \$110 in 2021 is a 263.64% 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	230 230 230 230 0	130 130 130 130 400	270 270 270 270 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD		2,630 2,630 2,630 2,630 2,630	Lease: 5300 Type: REAL Owner #: 703856 Legal: MT VERNON (PETTIT) UNIT FAIR OIL LTD AB 9 W ARNOLD SURVEY CONSOLIDATED DECK - SEE NOTES  .001450 Royalty Interest Category: G1 Railroad #: 15103
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	0 0 0 0 0	0 0 0 0 0	2,630 2,630 2,630 2,630 2,630

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	250 250 250 250 0 0	140 140 140 140 440 0	2,930 2,930 2,930 2,930 0 2,630		