

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

HOCHSTETTER LP
% BRUCE PROPERTY TAX SOLUTIONS
PO BOX 8207
WICHITA FALLS TX 76307-8207



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: 703911 85

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 510	420	Lease: 3260 Type: REAL Owner #: 703911
FRAN CO WAT DIS	C 510	420	Legal: TR 01 NEW HOPE UNIT
SPECIAL BRIDGE	C 510	420	JP OIL COMPANY INC
LATERAL ROAD	C 510	420	AB 306 J MAXIMILLIAN SURVEY
MT VERNON ISD	C 510	420	#1 13.07761% NH RRC# 16451
			Agent: 244
			.000549 Royalty Interest
			Category: G1
			Railroad #: 16455
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$420 in 2026 as compared to \$30 in 2021 is a 1300.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	280	90	330
FRAN CO WAT DIS	280	90	330
SPECIAL BRIDGE	280	90	330
LATERAL ROAD	280	90	330
MT VERNON ISD	280	90	330

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 410 C 410 C 410 C 410 C 410	330 330 330 330 330	Lease: 3270 Type: REAL Owner #: 703911 Legal: TR 02 NEW HOPE UNIT JP OIL COMPANY INC AB J MAXIMILLIAN SURVEY #2 10.66700% NH RRC# 16451 Agent: 244 .000538 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	C 310 C 310 C 310 C 310 C 310	250 250 250 250 250	Lease: 3290 Type: REAL Owner #: 703911 Legal: TR 04 NEW HOPE UNIT JP OIL COMPANY INC AB I BARRE ETAL SURVEY #4 22.72327% RRC# 16451 Agent: 244 .000191 Royalty Interest Category: G1 Railroad #: 16455
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$250 in 2026 as compared to \$20 in 2021 is a 1150.00% 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	50 50 50 50 50	200 200 200 200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	4,210 4,210 4,210 4,210 4,210	2,360 2,360 2,360 2,360 2,360	Lease: 5181 Type: REAL Owner #: 703911 Legal: NEW HOPE SHALLOW UNIT JP OIL COMPANY INC AB306 JMAXIMILLIAN SURVEY ETAL Agent: 244 .000382 Royalty Interest Category: G1 Railroad #: 1120
HB1984: The Appraised value of \$2,360 in 2026 as compared to \$1,450 in 2021 is a 62.76% 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	2,480 2,480 2,480 2,480 2,480	0 0 0 0 0	2,360 2,360 2,360 2,360 2,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO	C 1,060	930	Lease: 5196 Type: REAL Owner #: 703911
FRAN CO WAT DIS	C 1,060	930	Legal: TALCO CENT WEST UNIT TRACT 1
SPECIAL BRIDGE	C 1,060	930	JP OIL COMPANY INC
LATERAL ROAD	C 1,060	930	AB 483-610 RHINEHART & JAMES
RIVERCREST ISD	C 1,060	930	RRC# 5150
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Agent: 244
HB1984: The Appraised value of \$930 in 2026 as compared to \$260 in 2021 is a 257.69% increase.			.004565 Royalty Interest
			Category: G1
			Railroad #: 15127
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	530	300	630
FRAN CO WAT DIS	530	300	630
SPECIAL BRIDGE	530	300	630
LATERAL ROAD	530	300	630
RIVERCREST ISD	530	300	630

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	3,690	500	3,790		
FRAN CO WAT DIS	3,690	500	3,790		
SPECIAL BRIDGE	3,690	500	3,790		
LATERAL ROAD	3,690	500	3,790		
MT VERNON ISD	3,160	200	3,160		
RIVERCREST ISD	530	300	630		

