

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

MARSHALL ROBERT KEIFER IV  
297 EAGLE LANDING DRIVE  
BELTON TX 76513



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:        706334	113
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  No 2021 Hist		1,080 1,080 1,080 1,080 1,080	Lease: 5232    Type: REAL    Owner #: 706334 Legal: TALCO WEST UNIT TR 06 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-07    TR% .02604201  .001953 Override Royalty Category:    G1 Railroad #:        15028
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	0	0	1,080
FRAN CO WAT DIS	0	0	1,080
SPECIAL BRIDGE	0	0	1,080
LATERAL ROAD	0	0	1,080
MT VERNON ISD	0	0	1,080

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  No 2021 Hist		660 660 660 660 660	Lease: 5233 Type: REAL Owner #: 706334 Legal: TALCO WEST UNIT TR 07 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-08 TR% .01599428  .001953 Override Royalty Category: G1 Railroad #: 15028		
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	660 660 660 660 660		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD  No 2021 Hist		370 370 370 370 370	Lease: 5234 Type: REAL Owner #: 706334 Legal: TALCO WEST UNIT TR 08 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-09 TR% .00595790  .002930 Override Royalty Category: G1 Railroad #: 15028		
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	370 370 370 370 370		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD  No 2021 Hist		450 450 450 450 450	Lease: 5235 Type: REAL Owner #: 706334 Legal: TALCO WEST UNIT TR 05 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-06 TR% .01095626  .001953 Override Royalty Category: G1 Railroad #: 15028		
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	450 450 450 450 450		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD  						

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	0	0	2,610		
FRAN CO WAT DIS	0	0	2,610		
SPECIAL BRIDGE	0	0	2,610		
LATERAL ROAD	0	0	2,610		
MT VERNON ISD	0	0	2,610		

