

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

PEVETO PROPERTIES LTD  
% 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: 137005 149  
  
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      G	C 410 C 410 C 410 C 410 C 410	340 340 340 340 340	Lease: 3330 Type: REAL Owner #: 137005 Legal: TR 08 NEW HOPE UNIT JP OIL COMPANY INC AB 25 J BASSEY SURVEY #8 4.42279% RRC# 16451  .001315 Royalty Interest Category: G1 Railroad #: 16455  Agent: 244
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$340 in 2026 as compared to \$30 in 2021 is a 1033.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	230	70	270
FRAN CO WAT DIS	230	70	270
SPECIAL BRIDGE	230	70	270
LATERAL ROAD	230	70	270
MT VERNON ISD	0	340	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	640 640 640 640 640	360 360 360 360 360	Lease: 5198 Type: REAL Owner #: 137005 Legal: TALCO WEST UNIT TR 52 JP OIL COMPANY INC AB 24 J BRANTLEY SURVEY F024-03 TR% .00219183  .007813 Royalty Interest Category: G1 Railroad #: 15028 Agent: 244  HB1984: The Appraised value of \$360 in 2026 as compared to \$80 in 2021 is a 350.00% 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	520 520 520 520 520	0 0 0 0 0	360 360 360 360 360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	150 150 150 150 150	80 80 80 80 80	Lease: 5217 Type: REAL Owner #: 137005 Legal: TALCO WEST UNIT TR 55 JP OIL COMPANY INC AB 24 J BRANTLEY SURVEY F024-02 TR% .01194685  .000326 Royalty Interest Category: G1 Railroad #: 15028 Agent: 244  HB1984: The Appraised value of \$80 in 2026 as compared to \$20 in 2021 is a 300.00% 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	120 120 120 120 120	0 0 0 0 0	80 80 80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	320 320 320 320 320	190 190 190 190 190	Lease: 5218 Type: REAL Owner #: 137005 Legal: TALCO WEST UNIT TR 53 JP OIL COMPANY INC AB 62 W BIRDWELL SURVEY F062-03 TR% .02687744  .000325 Royalty Interest Category: G1 Railroad #: 15028 Agent: 244  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	260 260 260 260 260	0 0 0 0 0	190 190 190 190 190

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	1,130 1,130 1,130 1,130 0 900	70 70 70 70 340 0	900 900 900 900 0 630		