

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

RUTHERFORD CHARLES ESTATE
6315 DYKES WAY
DALLAS TX 75230-1813



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: 153900 167

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	280	230	Lease: 3340	Type: REAL Owner #: 153900
FRAN CO WAT DIS		C	280	230	Legal: TR 09 NEW HOPE UNIT	
SPECIAL BRIDGE		C	280	230	JP OIL COMPANY INC	
LATERAL ROAD		C	280	230	AB J T SHANKS SURVEY	
MT VERNON ISD	G	C	280	230	#9 1.09729% RRC# 16451	
					.003616 Royalty Interest	
					Category: G1	
					Railroad #: 16455	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$230 in 2026 as compared to \$20 in 2021 is a 1050.00% increase.						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
FRANKLIN CO		160		40	190	
FRAN CO WAT DIS		160		40	190	
SPECIAL BRIDGE		160		40	190	
LATERAL ROAD		160		40	190	
MT VERNON ISD		0		230	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		C	570	470	Lease: 3345 Type: REAL Owner #: 153900
FRAN CO WAT DIS		C	570	470	Legal: TR 10 NEW HOPE UNIT
SPECIAL BRIDGE		C	570	470	JP OIL COMPANY INC
LATERAL ROAD		C	570	470	AB 361 ETAL M OLIPHANT ETAL
MT VERNON ISD	G	C	470	380	WINNS=18.40%MT VER=81.60%
WINNSBORO ISD	G	C	110	90	.012796 Royalty Interest
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$470 in 2026 as compared to \$40 in 2021 is a 1075.00% increase.					
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO		310		100	370
FRAN CO WAT DIS		310		100	370
SPECIAL BRIDGE		310		100	370
LATERAL ROAD		310		100	370
MT VERNON ISD		0		380	0
WINNSBORO ISD		0		90	0

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	470	140	560		
FRAN CO WAT DIS	470	140	560		
SPECIAL BRIDGE	470	140	560		
LATERAL ROAD	470	140	560		
MT VERNON ISD	0	610	0		
WINNSBORO ISD	0	90	0		