

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

MILLER ROBERT BENSON
1212 ORIOLE
KERRVILLE TX 78028



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: 700605 124

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 560	450	Lease: 3290 Type: REAL Owner #: 700605
FRAN CO WAT DIS	C 560	450	Legal: TR 04 NEW HOPE UNIT
SPECIAL BRIDGE	C 560	450	JP OIL COMPANY INC
LATERAL ROAD	C 560	450	AB I BARRE ETAL SURVEY
MT VERNON ISD	C 560	450	#4 22.72327% RRC# 16451
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000345 Royalty Interest
HB1984: The Appraised value of \$450 in 2026 as compared to \$40 in 2021 is a 1025.00% increase.			Category: G1
			Railroad #: 16455
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	300	90	360
FRAN CO WAT DIS	300	90	360
SPECIAL BRIDGE	300	90	360
LATERAL ROAD	300	90	360
MT VERNON ISD	300	90	360

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		250	140	Lease: 5181 Type: REAL Owner #: 700605	
FRAN CO WAT DIS		250	140	Legal: NEW HOPE SHALLOW UNIT	
SPECIAL BRIDGE		250	140	JP OIL COMPANY INC	
LATERAL ROAD		250	140	AB306 JMAXIMILLIAN SURVEY ETAL	
MT VERNON ISD		250	140		
				.000023 Royalty Interest	
				Category: G1	
				Railroad #: 1120	
HB1984: The Appraised value of \$140 in 2026		as compared to \$90 in 2021 is a 55.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	160	0	140		
FRAN CO WAT DIS	160	0	140		
SPECIAL BRIDGE	160	0	140		
LATERAL ROAD	160	0	140		
MT VERNON ISD	160	0	140		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	460	90	500		
FRAN CO WAT DIS	460	90	500		
SPECIAL BRIDGE	460	90	500		
LATERAL ROAD	460	90	500		
MT VERNON ISD	460	90	500		