

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

BRYAN DOROTHY
16044 S SKYVIEW CT
FORNEY TX 75126-7115



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: 702080 31

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	410	340	Lease: 3260	Type: REAL Owner #: 702080	
FRAN CO WAT DIS	C	410	340	Legal: TR 01 NEW HOPE UNIT		
SPECIAL BRIDGE	C	410	340	JP OIL COMPANY INC		
LATERAL ROAD	C	410	340	AB 306 J MAXIMILLIAN SURVEY		
MT VERNON ISD	C	410	340	#1 13.07761% NH RRC# 16451		
				.000447 Royalty Interest		
				Category: G1		
				Railroad #: 16455		
Deductions: (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		230	70	270		

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		410	230	Lease: 5181 Type: REAL Owner #: 702080		
FRAN CO WAT DIS		410	230	Legal: NEW HOPE SHALLOW UNIT		
SPECIAL BRIDGE		410	230	JP OIL COMPANY INC		
LATERAL ROAD		410	230	AB306 JMAXIMILLIAN SURVEY ETAL		
MT VERNON ISD		410	230			
				.000037 Royalty Interest		
				Category: G1		
				Railroad #: 1120		
HB1984: The Appraised value of \$230 in 2026				as compared to \$140 in 2021 is a 64.29% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO		240	0	230		
FRAN CO WAT DIS		240	0	230		
SPECIAL BRIDGE		240	0	230		
LATERAL ROAD		240	0	230		
MT VERNON ISD		240	0	230		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	470	70	500		
FRAN CO WAT DIS	470	70	500		
SPECIAL BRIDGE	470	70	500		
LATERAL ROAD	470	70	500		
MT VERNON ISD	470	70	500		