

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

DONALDSON STUART  
120 SAMANTHA CT  
ALAMO      CA 94507-1329



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:      704695      49

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 440	590	Lease: 5193 Type: REAL Owner #: 704695		
FRAN CO WAT DIS	C 440	590	Legal: HARPER R H & L #1		
SPECIAL BRIDGE	C 440	590	IV STANDARD LLC		
LATERAL ROAD	C 440	590	AB 374 CHARLTON PAYNE SURVEY		
RIVERCREST ISD	C 440	590			
			.001220 Royalty Interest		
			Category: G1		
			Railroad #: 1635		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$590 in 2026 as compared to \$360 in 2021 is a 63.89% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO	440	60	530		
FRAN CO WAT DIS	440	60	530		
SPECIAL BRIDGE	440	60	530		
LATERAL ROAD	440	60	530		
RIVERCREST ISD	440	60	530		

*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

