

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

MUELLER MARK J
PO BOX 130954
TYLER TX 75713



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: 706306	133
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 RIVERCREST ISD No 2021 Hist		90 90 90 90 90	Lease: 2450 Type: REAL Owner #: 706306 Legal: TALCO CENT WEST UNIT TRACT 2 JP OIL COMPANY INC AB 483-610 RHINEHART & JAMES UN #1 TR #2 RRC# 5150 .000337 Royalty Interest Category: G1 Railroad #: 15127
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	0	0	90
FRAN CO WAT DIS	0	0	90
SPECIAL BRIDGE	0	0	90
LATERAL ROAD	0	0	90
RIVERCREST ISD	0	0	90

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 MT VERNON ISD G Deductions: (G)=LESS THAN \$500 MIN INT No 2021 Hist		10 10 10 10 10	Lease: 3300 Type: REAL Owner #: 706306 Legal: TR 05 NEW HOPE UNIT JP OIL COMPANY INC AB 307 C F MCKENSIE SURVEY #5 7.88838% RRC# 16451 .000028 Royalty Interest Category: G1 Railroad #: 16455
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	0 0 0 0 0	0 0 0 0 10	10 10 10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD G Deductions: (G)=LESS THAN \$500 MIN INT No 2021 Hist		10 10 10 10 10	Lease: 5181 Type: REAL Owner #: 706306 Legal: NEW HOPE SHALLOW UNIT JP OIL COMPANY INC AB306 JMAXIMILLIAN SURVEY ETAL .000001 Royalty Interest Category: G1 Railroad #: 1120
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	0 0 0 0 0	0 0 0 0 10	10 10 10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD No 2021 Hist		80 80 80 80 80	Lease: 5195 Type: REAL Owner #: 706306 Legal: TALCO CENT WEST UNIT TRACT 3 JP OIL COMPANY INC AB 483-610 RHINEHART & JAMES RRC# 5150 .000334 Royalty Interest Category: G1 Railroad #: 15127
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	0 0 0 0 0	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 No 2021 Hist		200 200 200 200 200	Lease: 5220 Type: REAL Owner #: 706306 Legal: TALCO WEST UNIT TR 47 JP OIL COMPANY INC AB 157 W EVANS SURVEY F157-01 TR% .01384402 .000680 Royalty Interest Category: G1 Railroad #: 15028
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	0 0 0 0 0	0 0 0 0 0	200 200 200 200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD No 2021 Hist		210 210 210 210 210	Lease: 5221 Type: REAL Owner #: 706306 Legal: TALCO WEST UNIT TR 48 JP OIL COMPANY INC AB 158 W EVANS SURVEY F158-01 TR% .01462014 .000681 Royalty Interest Category: G1 Railroad #: 15028
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	0 0 0 0 0	0 0 0 0 0	210 210 210 210 210

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 RIVERCREST ISD MT VERNON ISD	0 0 0 0 0 0	0 0 0 0 0 20	600 600 600 600 580 0		

