

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

STROUBE AGENCY ACCOUNT
% RYAN LLC
1233 W LOOP S #1500
HOUSTON TX 77027



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:	700785 179
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 160	130	Lease: 3280 Type: REAL Owner #: 700785
FRAN CO WAT DIS	C 160	130	Legal: TR 03 NEW HOPE UNIT
SPECIAL BRIDGE	C 160	130	JP OIL COMPANY INC
LATERAL ROAD	C 160	130	AB C F MCKENSIE SURVEY
MT VERNON ISD	C 160	130	#3 5.54741% NH RRC# 16451
			Agent: 549
			.000403 Royalty Interest
			Category: G1
			Railroad #: 16455
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$130 in 2026 as compared to \$10 in 2021 is a 1200.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	80	30	100
FRAN CO WAT DIS	80	30	100
SPECIAL BRIDGE	80	30	100
LATERAL ROAD	80	30	100
MT VERNON ISD	80	30	100

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	C 990 C 990 C 990 C 990 C 990	810 810 810 810 810	Lease: 3290 Type: REAL Owner #: 700785 Legal: TR 04 NEW HOPE UNIT JP OIL COMPANY INC AB I BARRE ETAL SURVEY #4 22.72327% RRC# 16451 .000614 Royalty Interest Category: G1 Railroad #: 16455 Agent: 549
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$810 in 2026 as compared to \$60 in 2021 is a 1250.00% increase.			
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	540 540 540 540 540	160 160 160 160 160	650 650 650 650 650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	C 200 C 200 C 200 C 200 C 200	160 160 160 160 160	Lease: 3300 Type: REAL Owner #: 700785 Legal: TR 05 NEW HOPE UNIT JP OIL COMPANY INC AB 307 C F MCKENSIE SURVEY #5 7.88838% RRC# 16451 .000360 Royalty Interest Category: G1 Railroad #: 16455 Agent: 549
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$160 in 2026 as compared to \$10 in 2021 is a 1500.00% increase.			
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	110 110 110 110 110	30 30 30 30 30	130 130 130 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	2,410 2,410 2,410 2,410 2,410	1,350 1,350 1,350 1,350 1,350	Lease: 5181 Type: REAL Owner #: 700785 Legal: NEW HOPE SHALLOW UNIT JP OIL COMPANY INC AB306 JMAXIMILLIAN SURVEY ETAL .000219 Royalty Interest Category: G1 Railroad #: 1120 Agent: 549
HB1984: The Appraised value of \$1,350 in 2026 as compared to \$830 in 2021 is a 62.65% increase.			
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	1,430 1,430 1,430 1,430 1,430	0 0 0 0 0	1,350 1,350 1,350 1,350 1,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	840 840 840 840 840	480 480 480 480 480	Lease: 5220 Type: REAL Owner #: 700785 Legal: TALCO WEST UNIT TR 47 JP OIL COMPANY INC AB 157 W EVANS SURVEY F157-01 TR% .01384402 .001627 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549
HB1984: The Appraised value of \$480 in 2026 as compared to \$100 in 2021 is a 380.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	680	0	480
FRAN CO WAT DIS	680	0	480
SPECIAL BRIDGE	680	0	480
LATERAL ROAD	680	0	480
RIVERCREST ISD	680	0	480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	880 880 880 880 880	500 500 500 500 500	Lease: 5221 Type: REAL Owner #: 700785 Legal: TALCO WEST UNIT TR 48 JP OIL COMPANY INC AB 158 W EVANS SURVEY F158-01 TR% .01462014 .001627 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549
HB1984: The Appraised value of \$500 in 2026 as compared to \$100 in 2021 is a 400.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	720	0	500
FRAN CO WAT DIS	720	0	500
SPECIAL BRIDGE	720	0	500
LATERAL ROAD	720	0	500
RIVERCREST ISD	720	0	500

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	3,560	220	3,210		
FRAN CO WAT DIS	3,560	220	3,210		
SPECIAL BRIDGE	3,560	220	3,210		
LATERAL ROAD	3,560	220	3,210		
MT VERNON ISD	2,160	220	2,230		
RIVERCREST ISD	1,400	0	980		

