

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

MONCRIEF LEE WILEY TR #3
% 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:	702679 127
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	250	170	Lease: 2515 Type: REAL Owner #: 702679
FRAN CO WAT DIS	250	170	Legal: MONCRIEF-WESTLAND UNIT
SPECIAL BRIDGE	250	170	VALENCE OPERATING CO
LATERAL ROAD	250	170	AB 305 ETAL B H ELDER SURVEY
WINNSBORO ISD G	250	170	RRC# 47259
			Agent: 549
			.000059 Royalty Interest
			Category: G1
			Railroad #: 47259
Deductions: (G)=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$170 in 2026		as compared to \$50 in 2021 is a 240.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	250	0	170
FRAN CO WAT DIS	250	0	170
SPECIAL BRIDGE	250	0	170
LATERAL ROAD	250	0	170
WINNSBORO ISD	0	170	0

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	90 90 90 90 90	50 50 50 50 50	Lease: 5206 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 25 JP OIL COMPANY INC AB 365 I PENNINGTON SURVEY F365-04 TR% .02025599 .000123 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549 HB1984: The Appraised value of \$50 in 2026 as compared to \$10 in 2021 is a 400.00% 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	70 70 70 70 70	0 0 0 0 0	50 50 50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	40 40 40 40 40	20 20 20 20 20	Lease: 5214 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 12 JP OIL COMPANY INC AB 675 G B ZIMPLEMAN SURVEY F675-02 TR% .00749374 .000130 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549 No 2021 Hist
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	20 20 20 20 20	0 0 0 0 0	20 20 20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	1,080 1,080 1,080 1,080 1,080	620 620 620 620 620	Lease: 5216 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 10 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-03 TR% .04471249 .000651 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549 HB1984: The Appraised value of \$620 in 2026 as compared to \$130 in 2021 is a 376.92% 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	880 880 880 880 880	0 0 0 0 0	620 620 620 620 620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	630 630 630 630 630	360 360 360 360 360	Lease: 5232 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 06 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-07 TR% .02604201 .000651 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549
HB1984: The Appraised value of \$360 in 2026 as compared to \$70 in 2021 is a 414.29% 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	520 520 520 520 520	0 0 0 0 0	360 360 360 360 360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	390 390 390 390 390	220 220 220 220 220	Lease: 5233 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 07 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-08 TR% .01599428 .000651 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549
HB1984: The Appraised value of \$220 in 2026 as compared to \$50 in 2021 is a 340.00% 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	310 310 310 310 310	0 0 0 0 0	220 220 220 220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	140 140 140 140 140	80 80 80 80 80	Lease: 5234 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 08 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-09 TR% .00595790 .000651 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549
HB1984: The Appraised value of \$80 in 2026 as compared to \$20 in 2021 is a 300.00% 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	120 120 120 120 120	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 MT VERNON ISD	270 270 270 270 270	150 150 150 150 150	Lease: 5235 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 05 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-06 TR% .01095626 .000651 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549 HB1984: The Appraised value of \$150 in 2026 as compared to \$30 in 2021 is a 400.00% 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	220 220 220 220 220	0 0 0 0 0	150 150 150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	1,600 1,600 1,600 1,600 1,600	910 910 910 910 910	Lease: 5236 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 45 JP OIL COMPANY INC AB 24 J BRANTLEY SURVEY F024-05 TR% .09762890 .000442 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549 HB1984: The Appraised value of \$910 in 2026 as compared to \$190 in 2021 is a 378.95% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	1,300 1,300 1,300 1,300 1,300	0 0 0 0 0	910 910 910 910 910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	150 150 150 150 150	80 80 80 80 80	Lease: 5237 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 46 JP OIL COMPANY INC AB 703 B G O'NEAL SURVEY F703-01 TR% .00897937 .000442 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549 HB1984: The Appraised value of \$80 in 2026 as compared to \$20 in 2021 is a 300.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	120 120 120 120 120	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 MT VERNON ISD No 2021 Hist	20 20 20 20 20	10 10 10 10 10	Lease: 5241 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 24 JP OIL COMPANY INC AB 365 I PENNINGTON SURVEY F365-02 TR% .00256931 .000163 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549		
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	10 10 10 10 10	0 0 0 0 0	10 10 10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD No 2021 Hist	10 10 10 10 10	10 10 10 10 10	Lease: 5243 Type: REAL Owner #: 702679 Legal: TALCO WEST UNIT TR 04 JP OIL COMPANY INC AB 275 WM LEWIS SURVEY F275-02 TR% .00057910 .000651 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549		
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	10 10 10 10 10	0 0 0 0 0	10 10 10 10 10		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	3,830	0	2,680		
FRAN CO WAT DIS	3,830	0	2,680		
SPECIAL BRIDGE	3,830	0	2,680		
LATERAL ROAD	3,830	0	2,680		
WINNSBORO ISD	0	170	0		
MT VERNON ISD	2,160	0	1,520		
RIVERCREST ISD	1,420	0	990		

