

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

CRYER CATHERINE L TRUST #2
% 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: 702813 45

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 230	190	Lease: 3260 Type: REAL Owner #: 702813
FRAN CO WAT DIS	C 230	190	Legal: TR 01 NEW HOPE UNIT
SPECIAL BRIDGE	C 230	190	JP OIL COMPANY INC
LATERAL ROAD	C 230	190	AB 306 J MAXIMILLIAN SURVEY
MT VERNON ISD	C 230	190	#1 13.07761% NH RRC# 16451
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Agent: 549
HB1984: The Appraised value of \$190 in 2026 as compared to \$10 in 2021 is a 1800.00% increase.			.000244 Royalty Interest
Taxing Units			Category: G1
Last Year's Taxable			Railroad #: 16455
Proposed Deductions			
Proposed Taxable (Less Deductions)			
FRANKLIN CO	120	50	140
FRAN CO WAT DIS	120	50	140
SPECIAL BRIDGE	120	50	140
LATERAL ROAD	120	50	140
MT VERNON ISD	120	50	140

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 170 C 170 C 170 C 170 C 170	140 140 140 140 140	Lease: 3280 Type: REAL Owner #: 702813 Legal: TR 03 NEW HOPE UNIT JP OIL COMPANY INC AB C F MCKENSIE SURVEY #3 5.54741% NH RRC# 16451 .000421 Royalty Interest Category: G1 Railroad #: 16455 Agent: 549
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$140 in 2026 as compared to \$10 in 2021 is a 1300.00% 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	100 100 100 100 100	20 20 20 20 20	120 120 120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	C 900 C 900 C 900 C 900 C 900	730 730 730 730 730	Lease: 3310 Type: REAL Owner #: 702813 Legal: TR 06 NEW HOPE UNIT JP OIL COMPANY INC AB I BARRE ETAL SURVEY #6 17.98017% NH RRC# 16451 .000703 Royalty Interest Category: G1 Railroad #: 16455 Agent: 549
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$730 in 2026 as compared to \$60 in 2021 is a 1116.67% 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	490 490 490 490 490	140 140 140 140 140	590 590 590 590 590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD	C 180 C 180 C 180 C 180 C 180	140 140 140 140 140	Lease: 3320 Type: REAL Owner #: 702813 Legal: TR 07 NEW HOPE UNIT JP OIL COMPANY INC AB 306 J MAXIMILLAN SURVEY #7 15.96808% RRC# 16451 .000155 Royalty Interest Category: G1 Railroad #: 16455 Agent: 549
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$140 in 2026 as compared to \$10 in 2021 is a 1300.00% 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	100 100 100 100 100	20 20 20 20 20	120 120 120 120 120

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: 3340 Type: REAL Owner #: 702813 Legal: TR 09 NEW HOPE UNIT JP OIL COMPANY INC AB J T SHANKS SURVEY #9 1.09729% RRC# 16451 .000131 Royalty Interest Category: G1 Railroad #: 16455	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 HB1984: The Appraised value of \$460 in 2026 as compared to \$280 in 2021 is a 64.29% increase.	810 810 810 810 810	460 460 460 460 460	Lease: 5181 Type: REAL Owner #: 702813 Legal: NEW HOPE SHALLOW UNIT JP OIL COMPANY INC AB306 JMAXIMILLIAN SURVEY ETAL .000074 Royalty Interest Category: G1 Railroad #: 1120	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	480 480 480 480 480	0 0 0 0 0	460 460 460 460 460		

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 MT VERNON ISD	1,300 1,300 1,300 1,300 1,300	230 230 230 230 230	1,440 1,440 1,440 1,440 1,440		

