

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

BRADLEY ROBERT J TR U/A NGS  
% 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:	144930 26
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	110	60	Lease: 5206 Type: REAL Owner #: 144930
FRAN CO WAT DIS	110	60	Legal: TALCO WEST UNIT TR 25
SPECIAL BRIDGE	110	60	JP OIL COMPANY INC
LATERAL ROAD	110	60	AB 365 I PENNINGTON SURVEY
MT VERNON ISD G	110	60	F365-04 TR% .02025599
			Agent: 549
			.000141 Royalty Interest
			Category: G1
			Railroad #: 15028
Deductions: (G)=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$60 in 2026 as compared to \$10 in 2021 is a 500.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	80	0	60
FRAN CO WAT DIS	80	0	60
SPECIAL BRIDGE	80	0	60
LATERAL ROAD	80	0	60
MT VERNON ISD	0	60	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 RIVERCREST ISD  No 2021 Hist	30 30 30 30 30	20 20 20 20 20	Lease: 5217 Type: REAL Owner #: 144930 Legal: TALCO WEST UNIT TR 55 JP OIL COMPANY INC AB 24 J BRANTLEY SURVEY F024-02 TR% .01194685  .000070 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 RIVERCREST 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 RIVERCREST ISD  HB1984: The Appraised value of \$80 in 2026 as compared to \$20 in 2021 is a 300.00% increase.	140 140 140 140 140	80 80 80 80 80	Lease: 5218 Type: REAL Owner #: 144930 Legal: TALCO WEST UNIT TR 53 JP OIL COMPANY INC AB 62 W BIRDWELL SURVEY F062-03 TR% .02687744  .000138 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 RIVERCREST ISD	110 110 110 110 110	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  HB1984: The Appraised value of \$800 in 2026 as compared to \$170 in 2021 is a 370.59% increase.	1,400 1,400 1,400 1,400 1,400	800 800 800 800 800	Lease: 5236 Type: REAL Owner #: 144930 Legal: TALCO WEST UNIT TR 45 JP OIL COMPANY INC AB 24 J BRANTLEY SURVEY F024-05 TR% .09762890  .000387 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 RIVERCREST ISD	1,140 1,140 1,140 1,140 1,140	0 0 0 0 0	800 800 800 800 800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD RIVERCREST ISD	130 130 130 130 130	70 70 70 70 70	Lease: 5237 Type: REAL Owner #: 144930 Legal: TALCO WEST UNIT TR 46 JP OIL COMPANY INC AB 703 B G O'NEAL SURVEY F703-01 TR% .00897937  .000387 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549  HB1984: The Appraised value of \$70 in 2026 as compared to \$20 in 2021 is a 250.00% 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	110 110 110 110 110	0 0 0 0 0	70 70 70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
FRANKLIN CO FRAN CO WAT DIS SPECIAL BRIDGE LATERAL ROAD MT VERNON ISD G	20 20 20 20 20	10 10 10 10 10	Lease: 5241 Type: REAL Owner #: 144930 Legal: TALCO WEST UNIT TR 24 JP OIL COMPANY INC AB 365 I PENNINGTON SURVEY F365-02 TR% .00256931  .000186 Royalty Interest Category: G1 Railroad #: 15028 Agent: 549  Deductions: (G)=LESS THAN \$500 MIN INT 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	10 10 10 10 0	0 0 0 0 10	10 10 10 10 0

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FRANKLIN CO	1,470	0	1,040		
FRAN CO WAT DIS	1,470	0	1,040		
SPECIAL BRIDGE	1,470	0	1,040		
LATERAL ROAD	1,470	0	1,040		
MT VERNON ISD	0	70	0		
RIVERCREST ISD	1,380	0	970		

