

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

SWMF PROPERTIES INC
% 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: 703570 188

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	3,120	1,780	Lease: 5228 Type: REAL Owner #: 703570
FRAN CO WAT DIS	3,120	1,780	Legal: TALCO WEST UNIT TR 51
SPECIAL BRIDGE	3,120	1,780	JP OIL COMPANY INC
LATERAL ROAD	3,120	1,780	AB 62 W BIRDWELL SURVEY
RIVERCREST ISD	3,120	1,780	FO62-04 TR% .01073650
			Agent: 549
			.007812 Royalty Interest
			Category: G1
			Railroad #: 15028
HB1984: The Appraised value of \$1,780 in 2026 as compared to \$370 in 2021 is a 381.08% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FRANKLIN CO	2,520	0	1,780
FRAN CO WAT DIS	2,520	0	1,780
SPECIAL BRIDGE	2,520	0	1,780
LATERAL ROAD	2,520	0	1,780
RIVERCREST ISD	2,520	0	1,780

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		30	20	Lease: 5244	Type: REAL	Owner #: 703570
FRAN CO WAT DIS		30	20	Legal: TALCO WEST UNIT TR 67		
SPECIAL BRIDGE		30	20	JP OIL COMPANY INC		
LATERAL ROAD		30	20	AB 374 C PAYNE SURVEY		
RIVERCREST ISD		30	20	F374-01	TR% .00029103	
						Agent: 549
				.002930 Royalty Interest		
				Category: G1		
				Railroad #: 15028		
No 2021 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FRANKLIN CO		20	0	20		
FRAN CO WAT DIS		20	0	20		
SPECIAL BRIDGE		20	0	20		
LATERAL ROAD		20	0	20		
RIVERCREST ISD		20	0	20		

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	2,540 2,540 2,540 2,540 2,540	0 0 0 0 0	1,800 1,800 1,800 1,800 1,800		