

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

YOUNG CENTRAL APPRAISAL DIST
PO BOX 337
GRAHAM TEXAS 76450-0337

817-926-7861

youngcad@youngcad.org

BOYCE ALLISON NUTT
4245 KEMP BLVD SUITE 401
WICHITA FALLS TX 76308



APPRAISAL YEAR 2026

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/11/2026 AT: 9:00 AM
YOUNG CENTRAL APPRAISAL DIST
505 5TH ST GRAHAM, TX 76450
FOR QUESTIONS, CALL:
PRITCHARD & ABBOTT INC
PERSONAL PROPERTY: 817-370-3248
MINERAL INTEREST: 817-370-3233
Protest Deadline: 5-20-2026
ARB Hearing: 6-11-2026
Owner: 13448 195

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	
COUNTY		680	480	Lease: 7426 Type: REAL Owner #: 13448	
GRAHAM ISD I&S		680	480	Legal: GRAHAM-VICK "B"	
GRAHAM ISD M&O		680	480	J B J OIL PROP	
NCT COLLEGE		680	480	A- 135 HINES ALLEN	
GRAHAM HOSPITAL		680	480	RRC 7426	
				.001953 Royalty Interest	
				Category: G1	
				Railroad #: 7426	
HB1984: The Appraised value of \$480 in 2026 as compared to \$550 in 2021 is a 12.73% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		680	0	480	
GRAHAM ISD I&S		680	0	480	
GRAHAM ISD M&O		680	0	480	
NCT COLLEGE		680	0	480	
GRAHAM HOSPITAL		680	0	480	

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,

JESSE BLACKMON
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	10	10	Lease: 7429 Type: REAL	Owner #: 13448	
GRAHAM ISD I&S	10	10	Legal: GRAHAM-VICK "A"		
GRAHAM ISD M&O	10	10	J B J OIL PROP		
NCT COLLEGE	10	10	A- 135 HINES ALLEN		
GRAHAM HOSPITAL	10	10	RRC 7426		
No 2021 Hist			.000489 Royalty Interest		
			Category: G1		
			Railroad #: 7426		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	10		
GRAHAM ISD I&S	10	0	10		
GRAHAM ISD M&O	10	0	10		
NCT COLLEGE	10	0	10		
GRAHAM HOSPITAL	10	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	30	30	Lease: 17516 Type: REAL	Owner #: 13448	
NEWCASTLE ISD G	30	30	Legal: GRAHAM ESTATE -A-		
OLNEY HOSPITAL G	30	30	J RANGER OIL & GAS		
			A-1171		
			RRC 17516		
			.001953 Royalty Interest		
			Category: G1		
			Railroad #: 17516		
Deductions: (G)=LESS THAN \$500 MIN INT					
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	30	0	30		
NEWCASTLE ISD	0	30	0		
OLNEY HOSPITAL	0	30	0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	1,120	1,060	Lease: 18065 Type: REAL	Owner #: 13448	
GRAHAM ISD I&S	1,120	1,060	Legal: HARRISON		
GRAHAM ISD M&O	1,120	1,060	STREET S B OPERATING		
NCT COLLEGE	1,120	1,060	A- 12		
GRAHAM HOSPITAL	1,120	1,060			
			.001854 Royalty Interest		
			Category: G1		
			Railroad #: 18065		
HB1984: The Appraised value of \$1,060 in 2026 as compared to \$570 in 2021 is a 85.96% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,120	0	1,060		
GRAHAM ISD I&S	1,120	0	1,060		
GRAHAM ISD M&O	1,120	0	1,060		
NCT COLLEGE	1,120	0	1,060		
GRAHAM HOSPITAL	1,120	0	1,060		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL No 2021 Hist	1,770 1,770 1,770 1,770 1,770	1,770 1,770 1,770 1,770 1,770	Lease: 19397 Type: REAL Owner #: 13448 Legal: GRAHAM-HARRISON STREET S B OPERATING A-1802 & A 1662 ALLEN J .007422 Royalty Interest Category: G1 Railroad #: 19397
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	1,770 1,770 1,770 1,770 1,770	0 0 0 0 0	1,770 1,770 1,770 1,770 1,770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL No 2021 Hist		90 90 90 90 90	Lease: 28099 Type: REAL Owner #: 13448 Legal: SERENDIPITY UNIT WB MULLIN OPERATING SEC 1181 TE&L SUR RRC 28099 .001968 Royalty Interest Category: G1 Railroad #: 28099
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	0 0 0 0 0	0 0 0 0 0	90 90 90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY WOODSON ISD G GRAHAM HOSPITAL Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$410 in 2026 as compared to \$230 in 2021 is a 78.26% increase.	C 330 C 330 C 330	410 410 410	Lease: 29433 Type: REAL Owner #: 13448 Legal: GRAHAM "S" UNIT BEREXCO OPERATING A- 951 SEC 1664 TE&L SUR RRC 29433 .001953 Royalty Interest Category: G1 Railroad #: 29433
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY WOODSON ISD GRAHAM HOSPITAL	330 0 330	10 410 10	400 0 400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,000	760	Lease: 29966 Type: REAL Owner #: 13448
GRAHAM ISD I&S	1,000	760	Legal: HARRISON GRAHAM
GRAHAM ISD M&O	1,000	760	STOVALL OPERATING CO
NCT COLLEGE	1,000	760	A-1650 WOOD S SUR
GRAHAM HOSPITAL	1,000	760	RRC 29966
HB1984: The Appraised value of \$760 in 2026 as compared to \$490 in 2021 is a 55.10% increase.			.007422 Royalty Interest Category: G1 Railroad #: 29966
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	780	0	760
GRAHAM ISD I&S	780	0	760
GRAHAM ISD M&O	780	0	760
NCT COLLEGE	780	0	760
GRAHAM HOSPITAL	780	0	760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	510	290	Lease: 30024 Type: REAL Owner #: 13448
GRAHAM ISD I&S	510	290	Legal: BURKETT
GRAHAM ISD M&O	510	290	GOOPCO INC
NCT COLLEGE	510	290	A- 135 HINES ALLEN SUR
GRAHAM HOSPITAL	510	290	
HB1984: The Appraised value of \$290 in 2026 as compared to \$410 in 2021 is a 29.27% decrease.			.001953 Royalty Interest Category: G1 Railroad #: 30024
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	510	0	290
GRAHAM ISD I&S	510	0	290
GRAHAM ISD M&O	510	0	290
NCT COLLEGE	510	0	290
GRAHAM HOSPITAL	510	0	290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	360	190	Lease: 30240 Type: REAL Owner #: 13448
GRAHAM ISD I&S	360	190	Legal: BURKETT Z T 'A'
GRAHAM ISD M&O	360	190	GOOPCO INC.
NCT COLLEGE	360	190	A- 135 /HINES ALLEN SUR
GRAHAM HOSPITAL	360	190	
HB1984: The Appraised value of \$190 in 2026 as compared to \$290 in 2021 is a 34.48% decrease.			.001953 Royalty Interest Category: G1 Railroad #: 30240
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	360	0	190
GRAHAM ISD I&S	360	0	190
GRAHAM ISD M&O	360	0	190
NCT COLLEGE	360	0	190
GRAHAM HOSPITAL	360	0	190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 940	1,470	Lease: 33571 Type: REAL Owner #: 13448
GRAHAM ISD I&S	C 940	1,470	Legal: MAUD
GRAHAM ISD M&O	C 940	1,470	MBX OPERATING LLC
NCT COLLEGE	C 940	1,470	A- 231 SEC 3 J POITEVENT SUR
GRAHAM HOSPITAL	C 940	1,470	RRC 33571 503-42325
			.012500 Royalty Interest Category: G1 Railroad #: 33571
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,470 in 2026 as compared to \$430 in 2021 is a 241.86% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	940	340	1,130
GRAHAM ISD I&S	940	340	1,130
GRAHAM ISD M&O	940	340	1,130
NCT COLLEGE	940	340	1,130
GRAHAM HOSPITAL	940	340	1,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,900	3,290	Lease: 34062 Type: REAL Owner #: 13448
GRAHAM ISD I&S	C 1,900	3,290	Legal: MKG
GRAHAM ISD M&O	C 1,900	3,290	MBX OPERATING LLC
NCT COLLEGE	C 1,900	3,290	A- 234 SEC 3 J POITEVENT SUR
GRAHAM HOSPITAL	C 1,900	3,290	RRC 34062 503-42487 #1
			.012500 Royalty Interest Category: G1 Railroad #: 34062
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	700	2,450	840
GRAHAM ISD I&S	700	2,450	840
GRAHAM ISD M&O	700	2,450	840
NCT COLLEGE	700	2,450	840
GRAHAM HOSPITAL	700	2,450	840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	280	180	Lease: 34208 Type: REAL Owner #: 13448
GRAHAM ISD I&S	280	180	Legal: CUSENBARY #1 (OIL)
GRAHAM ISD M&O	280	180	GANNETT OPERATING
NCT COLLEGE	280	180	A-1285 YOUNG CSL BLK 18
GRAHAM HOSPITAL	280	180	RRC 34208 API 503-42507
			.000130 Royalty Interest Category: G1 Railroad #: 34208
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	280	0	180
GRAHAM ISD I&S	280	0	180
GRAHAM ISD M&O	280	0	180
NCT COLLEGE	280	0	180
GRAHAM HOSPITAL	280	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		90	40	Lease: 295658 Type: REAL Owner #: 13448		
GRAHAM ISD I&S		90	40	Legal: CUSENBARY #2 (GAS)		
GRAHAM ISD M&O		90	40	GANNETT OPERATING		
NCT COLLEGE		90	40	A-1285 YOUNG CSL		
GRAHAM HOSPITAL		90	40	RRC 295658 API 503-42554		
No 2021 Hist				.000130 Royalty Interest		
				Category: G1		
				Railroad #: 295658		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		90	0	40		
GRAHAM ISD I&S		90	0	40		
GRAHAM ISD M&O		90	0	40		
NCT COLLEGE		90	0	40		
GRAHAM HOSPITAL		90	0	40		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,600	2,800	7,270		
GRAHAM ISD I&S	7,240	2,790	6,840		
GRAHAM ISD M&O	7,240	2,790	6,840		
NCT COLLEGE	7,240	2,790	6,840		
GRAHAM HOSPITAL	7,570	2,800	7,240		
NEWCASTLE ISD	0	30	0		
OLNEY HOSPITAL	0	30	0		
WOODSON ISD	0	410	0		