

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

STEEN DANIEL
25451 AVENIDA ESCALERA
VALENCIA CA 91355-2861



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: 14781 1731

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		520	230	Lease: 7614 Type: REAL Owner #: 14781	
GRAHAM ISD I&S		520	230	Legal: PRIDEAUX R O UN	
GRAHAM ISD M&O		520	230	STEWART CONSTRUCTION	
NCT COLLEGE		520	230	A- 198 /MCMULLEN A SUR	
GRAHAM HOSPITAL		520	230	RRC 7614	
				.007812 Royalty Interest	
				Category: G1	
				Railroad #: 7614	
HB1984: The Appraised value of \$230 in 2026 as compared to \$180 in 2021 is a 27.78% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	520	0	230		
GRAHAM ISD I&S	520	0	230		
GRAHAM ISD M&O	520	0	230		
NCT COLLEGE	520	0	230		
GRAHAM HOSPITAL	520	0	230		

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	260	120	Lease: 7614 Type: REAL Owner #: 14781
GRAHAM ISD I&S	260	120	Legal: PRIDEAUX R O UN
GRAHAM ISD M&O	260	120	STEWART CONSTRUCTION
NCT COLLEGE	260	120	A- 198 /MCMULLEN A SUR
GRAHAM HOSPITAL	260	120	RRC 7614
HB1984: The Appraised value of \$120 in 2026 as compared to \$90 in 2021 is a 33.33% increase.			.003907 Override Royalty Category: G1 Railroad #: 7614
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	0	120
GRAHAM ISD I&S	260	0	120
GRAHAM ISD M&O	260	0	120
NCT COLLEGE	260	0	120
GRAHAM HOSPITAL	260	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	570	460	Lease: 15586 Type: REAL Owner #: 14781
GRAHAM ISD I&S	570	460	Legal: PRIDEAUX
GRAHAM ISD M&O	570	460	NORTH TEXAS OIL LLC
NCT COLLEGE	570	460	A- 240
GRAHAM HOSPITAL	570	460	RRC 15586
HB1984: The Appraised value of \$460 in 2026 as compared to \$1,610 in 2021 is a 71.43% decrease.			.007812 Royalty Interest Category: G1 Railroad #: 15586
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	570	0	460
GRAHAM ISD I&S	570	0	460
GRAHAM ISD M&O	570	0	460
NCT COLLEGE	570	0	460
GRAHAM HOSPITAL	570	0	460

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,350	0	810		
GRAHAM ISD I&S	1,350	0	810		
GRAHAM ISD M&O	1,350	0	810		
NCT COLLEGE	1,350	0	810		
GRAHAM HOSPITAL	1,350	0	810		