

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

SWEARINGEN JANN TURNER
3204 MAYWOOD AVE APT B
AUSTIN TX 78703-1118



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: 14937 1797

 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	750	610	Lease: 8160 Type: REAL Owner #: 14937
GRAHAM ISD I&S	750	610	Legal: VAUGHAN A
GRAHAM ISD M&O	750	610	HAWKINS, G. A.
NCT COLLEGE	750	610	A- 32 BBB&C SUR
GRAHAM HOSPITAL	750	610	RRC 8160
No 2021 Hist			.018750 Royalty Interest Category: G1 Railroad #: 8160
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	750	0	610
GRAHAM ISD I&S	750	0	610
GRAHAM ISD M&O	750	0	610
NCT COLLEGE	750	0	610
GRAHAM HOSPITAL	750	0	610

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	1,530	1,360	Lease: 21606 Type: REAL Owner #: 14937
GRAHAM ISD I&S	1,530	1,360	Legal: VAUGHN -D
GRAHAM ISD M&O	1,530	1,360	KRAMER OPERATING LLC
NCT COLLEGE	1,530	1,360	A- 213
GRAHAM HOSPITAL	1,530	1,360	
			.008333 Royalty Interest Category: G1 Railroad #: 21606
HB1984: The Appraised value of \$1,360 in 2026 as compared to \$1,120 in 2021 is a 21.43% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,530	0	1,360
GRAHAM ISD I&S	1,530	0	1,360
GRAHAM ISD M&O	1,530	0	1,360
NCT COLLEGE	1,530	0	1,360
GRAHAM HOSPITAL	1,530	0	1,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	10	10	Lease: 30860 Type: REAL Owner #: 14937
GRAHAM ISD I&S	10	10	Legal: SOUTHERN GATE CADDO UT (OIL)
GRAHAM ISD M&O	10	10	DRY FORK PRODUCTION
NCT COLLEGE	10	10	A-1416 BRIR/DOBBS M
GRAHAM HOSPITAL	10	10	SEC 109
			.000267 Royalty Interest Category: G1 Railroad #: 30861
HB1984: The Appraised value of \$10 in 2026 as compared to \$20 in 2021 is a 50.00% decrease.			
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	950	580	Lease: 99325 Type: REAL Owner #: 14937
GRAHAM ISD I&S	950	580	Legal: VAUGHAN W#1 & 2
GRAHAM ISD M&O	950	580	BARNETT ENERGY
NCT COLLEGE	950	580	A-2180 /TRUE W C SUR
GRAHAM HOSPITAL	950	580	
			.016827 Royalty Interest Category: G1 Railroad #: 99325
HB1984: The Appraised value of \$580 in 2026 as compared to \$220 in 2021 is a 163.64% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	760	0	580
GRAHAM ISD I&S	760	0	580
GRAHAM ISD M&O	760	0	580
NCT COLLEGE	760	0	580
GRAHAM HOSPITAL	760	0	580

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,050	0	2,560		
GRAHAM ISD I&S	3,050	0	2,560		
GRAHAM ISD M&O	3,050	0	2,560		
NCT COLLEGE	3,050	0	2,560		
GRAHAM HOSPITAL	3,050	0	2,560		