

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

TEGELER TIMOTHY TRUST  
% LERETA LLC  
901 CORPORATE CENTER DRIVE  
POMONA CA 91768



**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: 16216 1819

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	50	50	Lease: 30860 Type: REAL Owner #: 16216
GRAHAM ISD I&S	50	50	Legal: SOUTHERN GATE CADDO UT (OIL)
GRAHAM ISD M&O	50	50	DRY FORK PRODUCTION
NCT COLLEGE	50	50	A-1416 BRIR/DOBBS M
GRAHAM HOSPITAL	50	50	SEC 109
			Agent: 291
			.001005 Override Royalty
			Category: G1
			Railroad #: 30861
HB1984: The Appraised value of \$50 in 2026 as compared to \$70 in 2021 is a 28.57% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	0	50
GRAHAM ISD I&S	50	0	50
GRAHAM ISD M&O	50	0	50
NCT COLLEGE	50	0	50
GRAHAM HOSPITAL	50	0	50

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: 30861 Type: REAL Owner #: 16216
GRAHAM ISD I&S	10	10	Legal: SOUTHERN GATE CADDO UT (GAS)
GRAHAM ISD M&O	10	10	ERNMAR INVESTMENTS
NCT COLLEGE	10	10	A-1416 BRIR/DOBBS M SEC 109
GRAHAM HOSPITAL	10	10	RRC 30861
			Agent: 291
			.001005 Override Royalty
			Category: G1
			Railroad #: 30861
HB1984: The Appraised value of \$10 in 2026 as compared to \$10 in 2021 is a .00% increase.			
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	1,490	750	Lease: 122667 Type: REAL Owner #: 16216
GRAHAM ISD I&S	1,490	750	Legal: JOHNSON, JR. C W
GRAHAM ISD M&O	1,490	750	B O L D OIL & GAS
NCT COLLEGE	1,490	750	A-1286 YOUNG H F SUR
GRAHAM HOSPITAL	1,490	750	
			Agent: 291
			.008789 Royalty Interest
			Category: G1
			Railroad #: 122667
HB1984: The Appraised value of \$750 in 2026 as compared to \$900 in 2021 is a 16.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	770	0	750
GRAHAM ISD I&S	770	0	750
GRAHAM ISD M&O	770	0	750
NCT COLLEGE	770	0	750
GRAHAM HOSPITAL	770	0	750

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	830	0	810		
GRAHAM ISD I&S	830	0	810		
GRAHAM ISD M&O	830	0	810		
NCT COLLEGE	830	0	810		
GRAHAM HOSPITAL	830	0	810		