

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

MCCRACKEN FAMILY RANCH LTD
421 4TH ST
GRAHAM TX 76450-3016



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: 3499 1198

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	1,620	1,130	Lease: 15316 Type: REAL Owner #: 3499
GRAHAM ISD I&S	1,620	1,130	Legal: FAWKS ESTATE
GRAHAM ISD M&O	1,620	1,130	BROWN DARRYL OPER
NCT COLLEGE	1,620	1,130	A-1503
GRAHAM HOSPITAL	1,620	1,130	
.044558 Override Royalty			
Category: G1			
Railroad #: 15316			
HB1984: The Appraised value of \$1,130 in 2026 as compared to \$940 in 2021 is a 20.21% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,620	0	1,130
GRAHAM ISD I&S	1,620	0	1,130
GRAHAM ISD M&O	1,620	0	1,130
NCT COLLEGE	1,620	0	1,130
GRAHAM HOSPITAL	1,620	0	1,130

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 NEWCASTLE ISD OLNEY HOSPITAL No 2021 Hist	40 40 40	40 40 40	Lease: 17516 Type: REAL Legal: GRAHAM ESTATE -A- J RANGER OIL & GAS A-1171 RRC 17516 .002604 Override Royalty Category: G1 Railroad #: 17516	Owner #: 3499	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	40 40 40	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY NEWCASTLE ISD OLNEY HOSPITAL HB1984: The Appraised value of \$600 in 2026 as compared to		600 600 600	Lease: 22701 Type: REAL Legal: HAMILTON BROWN DARRYL OPER A- 808 SEC 703 TE&L SUR .023828 Override Royalty Category: G1 Railroad #: 22701	Owner #: 3499	
as compared to \$280 in 2021 is a 114.29% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	0 0 0	0 0 0	600 600 600		

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	370 370 370 370 370	280 280 280 280 280	Lease: 26485 Type: REAL Legal: FULKERSON STOVALL TROY A- 101 FULKERSON J SUR .005889 Royalty Interest Category: G1 Railroad #: 26485	Owner #: 3499	
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	370 370 370 370 370	0 0 0 0 0	280 280 280 280 280		

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		310 310 310 310 310	Lease: 32847 Type: REAL Legal: SMITH UNIT BULWARK OIL & GAS A-1919 RA CATLN SUR RRC 32847 .020000 Royalty Interest Category: G1 Railroad #: 32847	Owner #: 3499	
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	310 310 310 310 310		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		970	590	Lease: 283798 Type: REAL Owner #: 3499	
GRAHAM ISD I&S		970	590	Legal: WOMACK "A"	
GRAHAM ISD M&O		970	590	ANTLE OPERATING	
NCT COLLEGE		970	590	A- 54 BUNGER W	
GRAHAM HOSPITAL		970	590	RRC 283798 503-41187	
				.076768 Working Interest	
				Category: G1	
				Railroad #: 283798	
HB1984: The Appraised value of \$590 in 2026			as compared to	\$560 in 2021 is a 5.36% increase.	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		490	0	590	
GRAHAM ISD I&S		490	0	590	
GRAHAM ISD M&O		490	0	590	
NCT COLLEGE		490	0	590	
GRAHAM HOSPITAL		490	0	590	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,520	0	2,950		
GRAHAM ISD I&S	2,480	0	2,310		
GRAHAM ISD M&O	2,480	0	2,310		
NCT COLLEGE	2,480	0	2,310		
GRAHAM HOSPITAL	2,480	0	2,310		
NEWCASTLE ISD	40	0	640		
OLNEY HOSPITAL	40	0	640		

