

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

GUINN JAMES R JR
PO BOX 1298
GRAHAM TX 76450-1298



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: 500299 731

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	30	20	Lease: 7429 Type: REAL Owner #: 500299
GRAHAM ISD I&S	30	20	Legal: GRAHAM-VICK "A"
GRAHAM ISD M&O	30	20	J B J OIL PROP
NCT COLLEGE	30	20	A- 135 HINES ALLEN
GRAHAM HOSPITAL	30	20	RRC 7426
No 2021 Hist			.001302 Royalty Interest Category: G1 Railroad #: 7426
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	20
GRAHAM ISD I&S	30	0	20
GRAHAM ISD M&O	30	0	20
NCT COLLEGE	30	0	20
GRAHAM HOSPITAL	30	0	20

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	2,990	2,830	Lease: 18065 Type: REAL Owner #: 500299
GRAHAM ISD I&S	2,990	2,830	Legal: HARRISON
GRAHAM ISD M&O	2,990	2,830	STREET S B OPERATING
NCT COLLEGE	2,990	2,830	A- 12
GRAHAM HOSPITAL	2,990	2,830	
			.004949 Royalty Interest Category: G1 Railroad #: 18065
HB1984: The Appraised value of \$2,830 in 2026 as compared to \$1,530 in 2021 is a 84.97% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,990	0	2,830
GRAHAM ISD I&S	2,990	0	2,830
GRAHAM ISD M&O	2,990	0	2,830
NCT COLLEGE	2,990	0	2,830
GRAHAM HOSPITAL	2,990	0	2,830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,180	1,180	Lease: 19397 Type: REAL Owner #: 500299
GRAHAM ISD I&S	1,180	1,180	Legal: GRAHAM-HARRISON
GRAHAM ISD M&O	1,180	1,180	STREET S B OPERATING
NCT COLLEGE	1,180	1,180	A-1802 & A 1662 ALLEN J
GRAHAM HOSPITAL	1,180	1,180	
			.004948 Royalty Interest Category: G1 Railroad #: 19397
HB1984: The Appraised value of \$1,180 in 2026 as compared to \$1,400 in 2021 is a 15.71% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,180	0	1,180
GRAHAM ISD I&S	1,180	0	1,180
GRAHAM ISD M&O	1,180	0	1,180
NCT COLLEGE	1,180	0	1,180
GRAHAM HOSPITAL	1,180	0	1,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	6,030	5,030	Lease: 28257 Type: REAL Owner #: 500299
GRAHAM ISD I&S	6,030	5,030	Legal: HARRISON GRAHAM
GRAHAM ISD M&O	6,030	5,030	STOVALL OPERATING CO
NCT COLLEGE	6,030	5,030	A- 12 BOLTON JAMES SUR
GRAHAM HOSPITAL	6,030	5,030	
			.007423 Royalty Interest Category: G1 Railroad #: 28257
HB1984: The Appraised value of \$5,030 in 2026 as compared to \$5,610 in 2021 is a 10.34% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	6,030	0	5,030
GRAHAM ISD I&S	6,030	0	5,030
GRAHAM ISD M&O	6,030	0	5,030
NCT COLLEGE	6,030	0	5,030
GRAHAM HOSPITAL	6,030	0	5,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY WOODSON ISD GRAHAM HOSPITAL	C 880 C 880 C 880	1,100 1,100 1,100	Lease: 29433 Type: REAL Owner #: 500299 Legal: GRAHAM "S" UNIT BEREXCO OPERATING A- 951 SEC 1664 TE&L SUR RRC 29433 .005209 Royalty Interest Category: G1 Railroad #: 29433
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,100 in 2026 as compared to \$620 in 2021 is a 77.42% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY WOODSON ISD GRAHAM HOSPITAL	880 880 880	40 40 40	1,060 1,060 1,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	1,230 1,230 1,230	1,230 1,230 1,230	Lease: 29890 Type: REAL Owner #: 500299 Legal: GRAHAM M K PETEX A- 704 SEC 613 TE&L SUR RRC 29890 .009375 Royalty Interest Category: G1 Railroad #: 29890
HB1984: The Appraised value of \$1,230 in 2026 as compared to \$2,230 in 2021 is a 44.84% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	1,230 1,230 1,230	0 0 0	1,230 1,230 1,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	670 670 670 670 670	500 500 500 500 500	Lease: 29966 Type: REAL Owner #: 500299 Legal: HARRISON GRAHAM STOVALL OPERATING CO A-1650 WOOD S SUR RRC 29966 .004949 Royalty Interest Category: G1 Railroad #: 29966
HB1984: The Appraised value of \$500 in 2026 as compared to \$330 in 2021 is a 51.52% increase.			
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	520 520 520 520 520	0 0 0 0 0	500 500 500 500 500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,250	1,960	Lease: 33571 Type: REAL Owner #: 500299
GRAHAM ISD I&S	C 1,250	1,960	Legal: MAUD
GRAHAM ISD M&O	C 1,250	1,960	MBX OPERATING LLC
NCT COLLEGE	C 1,250	1,960	A- 231 SEC 3 J POITEVENT SUR
GRAHAM HOSPITAL	C 1,250	1,960	RRC 33571 503-42325
			.016667 Royalty Interest Category: G1 Railroad #: 33571
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,960 in 2026 as compared to \$570 in 2021 is a 243.86% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,250	460	1,500
GRAHAM ISD I&S	1,250	460	1,500
GRAHAM ISD M&O	1,250	460	1,500
NCT COLLEGE	1,250	460	1,500
GRAHAM HOSPITAL	1,250	460	1,500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 960	900	Lease: 33679 Type: REAL Owner #: 500299
NEWCASTLE ISD	C 960	900	Legal: GRAHAM EST 709
OLNEY HOSPITAL	C 960	900	STOVALL OPERATING CO
			A- 709 SEC 618 TE&L RRC 33679 503-42374 #1
			.008333 Royalty Interest Category: G1 Railroad #: 33679
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$900 in 2026 as compared to \$3,280 in 2021 is a 72.56% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	580	320
NEWCASTLE ISD	260	580	320
OLNEY HOSPITAL	260	580	320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,530	4,390	Lease: 34062 Type: REAL Owner #: 500299
GRAHAM ISD I&S	C 2,530	4,390	Legal: MKG
GRAHAM ISD M&O	C 2,530	4,390	MBX OPERATING LLC
NCT COLLEGE	C 2,530	4,390	A- 234 SEC 3 J POITEVENT SUR
GRAHAM HOSPITAL	C 2,530	4,390	RRC 34062 503-42487 #1
			.016667 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	920	3,280	1,110
GRAHAM ISD I&S	920	3,280	1,110
GRAHAM ISD M&O	920	3,280	1,110
NCT COLLEGE	920	3,280	1,110
GRAHAM HOSPITAL	920	3,280	1,110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	760	470	Lease: 34208 Type: REAL Owner #: 500299		
GRAHAM ISD I&S	760	470	Legal: CUSENBARY #1 (OIL)		
GRAHAM ISD M&O	760	470	GANNETT OPERATING		
NCT COLLEGE	760	470	A-1285 YOUNG CSL BLK 18		
GRAHAM HOSPITAL	760	470	RRC 34208 API 503-42507		
No 2021 Hist			.000347 Royalty Interest		
			Category: G1		
			Railroad #: 34208		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	760	0	470		
GRAHAM ISD I&S	760	0	470		
GRAHAM ISD M&O	760	0	470		
NCT COLLEGE	760	0	470		
GRAHAM HOSPITAL	760	0	470		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	240	110	Lease: 295658 Type: REAL Owner #: 500299		
GRAHAM ISD I&S	240	110	Legal: CUSENBARY #2 (GAS)		
GRAHAM ISD M&O	240	110	GANNETT OPERATING		
NCT COLLEGE	240	110	A-1285 YOUNG CSL		
GRAHAM HOSPITAL	240	110	RRC 295658 API 503-42554		
No 2021 Hist			.000347 Royalty Interest		
			Category: G1		
			Railroad #: 295658		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	240	0	110		
GRAHAM ISD I&S	240	0	110		
GRAHAM ISD M&O	240	0	110		
NCT COLLEGE	240	0	110		
GRAHAM HOSPITAL	240	0	110		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	16,290	4,360	15,360		
GRAHAM ISD I&S	13,920	3,740	12,750		
GRAHAM ISD M&O	13,920	3,740	12,750		
NCT COLLEGE	13,920	3,740	12,750		
GRAHAM HOSPITAL	14,800	3,780	13,810		
WOODSON ISD	880	40	1,060		
NEWCASTLE ISD	1,490	580	1,550		
OLNEY HOSPITAL	1,490	580	1,550		

