

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

COMER JOHN C
3790 N WEAVER ST
GAINESVILLE TX 76240-2220



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: 500340 382

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		310	Lease: 8478 Type: REAL Owner #: 500340
GRAHAM ISD I&S		310	Legal: HOLCOMB V -B
GRAHAM ISD M&O		310	GENERAL OPERATING
NCT COLLEGE		310	A- 95
GRAHAM HOSPITAL		310	
HB1984: The Appraised value of \$310 in 2026 as compared to \$30 in 2021 is a 933.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	310
GRAHAM ISD I&S	0	0	310
GRAHAM ISD M&O	0	0	310
NCT COLLEGE	0	0	310
GRAHAM HOSPITAL	0	0	310

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	30	20	Lease: 13014 Type: REAL	Owner #: 500340	
GRAHAM ISD I&S	30	20	Legal: LUPTON UNIT TR 14		
GRAHAM ISD M&O	30	20	COOPER OIL & GAS		
NCT COLLEGE	30	20	A-1244		
GRAHAM HOSPITAL	30	20	RRC 13041		
			.002604 Royalty Interest		
			Category: G1		
			Railroad #: 13041		
HB1984: The Appraised value of \$20 in 2026 as compared to \$30 in 2021 is a 33.33% decrease.					
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		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	20	20	Lease: 13017 Type: REAL	Owner #: 500340	
NEWCASTLE ISD G	20	20	Legal: LUPTON UNIT TR 17		
OLNEY HOSPITAL G	20	20	COOPER OIL & GAS		
			A-1871		
			RRC 13041		
			.002604 Royalty Interest		
			Category: G1		
			Railroad #: 13041		
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$20 in 2026 as compared to \$20 in 2021 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20	0	20		
NEWCASTLE ISD	0	20	0		
OLNEY HOSPITAL	0	20	0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	70	50	Lease: 13020 Type: REAL	Owner #: 500340	
GRAHAM ISD I&S	70	50	Legal: LUPTON UNIT TR 20		
GRAHAM ISD M&O	70	50	COOPER OIL & GAS		
NCT COLLEGE	70	50	A- 126		
GRAHAM HOSPITAL	70	50	RRC 13041		
			.005208 Royalty Interest		
			Category: G1		
			Railroad #: 13041		
HB1984: The Appraised value of \$50 in 2026 as compared to \$60 in 2021 is a 16.67% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	70	0	50		
GRAHAM ISD I&S	70	0	50		
GRAHAM ISD M&O	70	0	50		
NCT COLLEGE	70	0	50		
GRAHAM HOSPITAL	70	0	50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	980	710	Lease: 16794 Type: REAL Owner #: 500340
GRAHAM ISD I&S	980	710	Legal: HOLCOMB
GRAHAM ISD M&O	980	710	COOPER OIL & GAS
NCT COLLEGE	980	710	A- 126
GRAHAM HOSPITAL	980	710	RRC 16794
HB1984: The Appraised value of \$710 in 2026 as compared to \$390 in 2021 is a 82.05% increase.			.005208 Royalty Interest Category: G1 Railroad #: 16794
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	980	0	710
GRAHAM ISD I&S	980	0	710
GRAHAM ISD M&O	980	0	710
NCT COLLEGE	980	0	710
GRAHAM HOSPITAL	980	0	710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	430	310	Lease: 16794 Type: REAL Owner #: 500340
GRAHAM ISD I&S	430	310	Legal: HOLCOMB
GRAHAM ISD M&O	430	310	COOPER OIL & GAS
NCT COLLEGE	430	310	A- 126
GRAHAM HOSPITAL	430	310	RRC 16794
HB1984: The Appraised value of \$310 in 2026 as compared to \$170 in 2021 is a 82.35% increase.			.002278 Override Royalty Category: G1 Railroad #: 16794
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	430	0	310
GRAHAM ISD I&S	430	0	310
GRAHAM ISD M&O	430	0	310
NCT COLLEGE	430	0	310
GRAHAM HOSPITAL	430	0	310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		830	Lease: 23314 Type: REAL Owner #: 500340
GRAHAM ISD I&S		830	Legal: HOLCOMB V
GRAHAM ISD M&O		830	GENERAL OPERAT
NCT COLLEGE		830	A- 95 /FISHER R J SUR
GRAHAM HOSPITAL		830	
HB1984: The Appraised value of \$830 in 2026 as compared to \$280 in 2021 is a 196.43% increase.			.002604 Royalty Interest Category: G1 Railroad #: 23314
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	830
GRAHAM ISD I&S	0	0	830
GRAHAM ISD M&O	0	0	830
NCT COLLEGE	0	0	830
GRAHAM HOSPITAL	0	0	830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,420	1,070	Lease: 33360 Type: REAL Owner #: 500340
GRAHAM ISD I&S	1,420	1,070	Legal: ECHO
GRAHAM ISD M&O	1,420	1,070	GANNETT OPERATING
NCT COLLEGE	1,420	1,070	A- 126 I L HILL SUR
GRAHAM HOSPITAL	1,420	1,070	RRC 33360 503-42302
			.005208 Royalty Interest
			Category: G1
			Railroad #: 33360
HB1984: The Appraised value of \$1,070 in 2026 as compared to \$1,810 in 2021 is a 40.88% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,420	0	1,070
GRAHAM ISD I&S	1,420	0	1,070
GRAHAM ISD M&O	1,420	0	1,070
NCT COLLEGE	1,420	0	1,070
GRAHAM HOSPITAL	1,420	0	1,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	620	470	Lease: 33360 Type: REAL Owner #: 500340
GRAHAM ISD I&S	620	470	Legal: ECHO
GRAHAM ISD M&O	620	470	GANNETT OPERATING
NCT COLLEGE	620	470	A- 126 I L HILL SUR
GRAHAM HOSPITAL	620	470	RRC 33360 503-42302
			.002279 Override Royalty
			Category: G1
			Railroad #: 33360
HB1984: The Appraised value of \$470 in 2026 as compared to \$790 in 2021 is a 40.51% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	620	0	470
GRAHAM ISD I&S	620	0	470
GRAHAM ISD M&O	620	0	470
NCT COLLEGE	620	0	470
GRAHAM HOSPITAL	620	0	470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	200	180	Lease: 33629 Type: REAL Owner #: 500340
GRAHAM ISD I&S	200	180	Legal: PHILLIP GEORGE
GRAHAM ISD M&O	200	180	GANNETT OPERATING
NCT COLLEGE	200	180	A- 95 FISHER RJ SUR
GRAHAM HOSPITAL	200	180	RRC 33629 503-42354 #1
			.003906 Royalty Interest
			Category: G1
			Railroad #: 33629
HB1984: The Appraised value of \$180 in 2026 as compared to \$690 in 2021 is a 73.91% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	0	180
GRAHAM ISD I&S	200	0	180
GRAHAM ISD M&O	200	0	180
NCT COLLEGE	200	0	180
GRAHAM HOSPITAL	200	0	180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	3,400	3,150	Lease: 33710 Type: REAL Owner #: 500340
GRAHAM ISD I&S	3,400	3,150	Legal: ALDRIDGE
GRAHAM ISD M&O	3,400	3,150	GANNETT OPERATING
NCT COLLEGE	3,400	3,150	A-1273 WILLIAMS L L
GRAHAM HOSPITAL	3,400	3,150	RRC 33710 503-42380
			.005421 Royalty Interest Category: G1 Railroad #: 33710
HB1984: The Appraised value of \$3,150 in 2026 as compared to \$3,020 in 2021 is a 4.30% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,230	0	3,150
GRAHAM ISD I&S	3,230	0	3,150
GRAHAM ISD M&O	3,230	0	3,150
NCT COLLEGE	3,230	0	3,150
GRAHAM HOSPITAL	3,230	0	3,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		30	Lease: 74270 Type: REAL Owner #: 500340
GRAHAM ISD I&S		30	Legal: HOLCOMB V -B W#1
GRAHAM ISD M&O		30	GENERAL OPERAT
NCT COLLEGE		30	A- 95
GRAHAM HOSPITAL		30	
No 2021 Hist			.002605 Royalty Interest Category: G1 Railroad #: 74270
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	30
GRAHAM ISD I&S	0	0	30
GRAHAM ISD M&O	0	0	30
NCT COLLEGE	0	0	30
GRAHAM HOSPITAL	0	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,580	790	Lease: 295763 Type: REAL Owner #: 500340
GRAHAM ISD I&S	1,580	790	Legal: ENGLISH UNIT
GRAHAM ISD M&O	1,580	790	GANNETT OPERATING
NCT COLLEGE	1,580	790	A- 126 HILL I L
GRAHAM HOSPITAL	1,580	790	RRC 295763 API 503-42529
No 2021 Hist			.006511 Royalty Interest Category: G1 Railroad #: 295763
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,580	0	790
GRAHAM ISD I&S	1,580	0	790
GRAHAM ISD M&O	1,580	0	790
NCT COLLEGE	1,580	0	790
GRAHAM HOSPITAL	1,580	0	790

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		280	140	Lease: 295763 Type: REAL Owner #: 500340		
GRAHAM ISD I&S		280	140	Legal: INGLISH UNIT		
GRAHAM ISD M&O		280	140	GANNETT OPERATING		
NCT COLLEGE		280	140	A- 126 HILL I L		
GRAHAM HOSPITAL		280	140	RRC 295763 API 503-42529		
No 2021 Hist				.001139 Override Royalty Category: G1 Railroad #: 295763		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		280	0	140		
GRAHAM ISD I&S		280	0	140		
GRAHAM ISD M&O		280	0	140		
NCT COLLEGE		280	0	140		
GRAHAM HOSPITAL		280	0	140		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	8,860	0	8,080		
GRAHAM ISD I&S	8,840	0	8,060		
GRAHAM ISD M&O	8,840	0	8,060		
NCT COLLEGE	8,840	0	8,060		
GRAHAM HOSPITAL	8,840	0	8,060		
NEWCASTLE ISD	0	20	0		
OLNEY HOSPITAL	0	20	0		