

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

GRIGGS FAMILY LIVING TRUST  
% GUY & PATSY GRIGGS  
PO BOX 1299  
ROCKPORT TX 78381-1299



**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: 500397 720  
  
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		460	Lease: 8478 Type: REAL Owner #: 500397
GRAHAM ISD I&S		460	Legal: HOLCOMB V -B
GRAHAM ISD M&O		460	GENERAL OPERATING
NCT COLLEGE		460	A- 95
GRAHAM HOSPITAL		460	
HB1984: The Appraised value of \$460 in 2026 as compared to \$50 in 2021 is a 820.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	460
GRAHAM ISD I&S	0	0	460
GRAHAM ISD M&O	0	0	460
NCT COLLEGE	0	0	460
GRAHAM HOSPITAL	0	0	460

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	50	40	Lease: 13014 Type: REAL	Owner #: 500397	
GRAHAM ISD I&S	50	40	Legal: LUPTON UNIT TR 14		
GRAHAM ISD M&O	50	40	COOPER OIL & GAS		
NCT COLLEGE	50	40	A-1244		
GRAHAM HOSPITAL	50	40	RRC 13041		
.003906 Royalty Interest					
Category: G1					
Railroad #: 13041					
HB1984: The Appraised value of \$40 in 2026 as compared to \$40 in 2021 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	50	0	40		
GRAHAM ISD I&S	50	0	40		
GRAHAM ISD M&O	50	0	40		
NCT COLLEGE	50	0	40		
GRAHAM HOSPITAL	50	0	40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	30	20	Lease: 13017 Type: REAL	Owner #: 500397	
NEWCASTLE ISD G	30	20	Legal: LUPTON UNIT TR 17		
OLNEY HOSPITAL G	30	20	COOPER OIL & GAS		
A-1871					
RRC 13041					
.003906 Royalty Interest					
Category: G1					
Railroad #: 13041					
Deductions: (G)=LESS THAN \$500 MIN INT					
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		
NEWCASTLE ISD	0	20	0		
OLNEY HOSPITAL	0	20	0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	100	80	Lease: 13020 Type: REAL	Owner #: 500397	
GRAHAM ISD I&S	100	80	Legal: LUPTON UNIT TR 20		
GRAHAM ISD M&O	100	80	COOPER OIL & GAS		
NCT COLLEGE	100	80	A- 126		
GRAHAM HOSPITAL	100	80	RRC 13041		
.007812 Royalty Interest					
Category: G1					
Railroad #: 13041					
HB1984: The Appraised value of \$80 in 2026 as compared to \$90 in 2021 is a 11.11% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	100	0	80		
GRAHAM ISD I&S	100	0	80		
GRAHAM ISD M&O	100	0	80		
NCT COLLEGE	100	0	80		
GRAHAM HOSPITAL	100	0	80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,460	1,060	Lease: 16794 Type: REAL Owner #: 500397
GRAHAM ISD I&S	1,460	1,060	Legal: HOLCOMB
GRAHAM ISD M&O	1,460	1,060	COOPER OIL & GAS
NCT COLLEGE	1,460	1,060	A- 126
GRAHAM HOSPITAL	1,460	1,060	RRC 16794
			.007812 Royalty Interest
			Category: G1
			Railroad #: 16794
HB1984: The Appraised value of \$1,060 in 2026 as compared to \$590 in 2021 is a 79.66% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,460	0	1,060
GRAHAM ISD I&S	1,460	0	1,060
GRAHAM ISD M&O	1,460	0	1,060
NCT COLLEGE	1,460	0	1,060
GRAHAM HOSPITAL	1,460	0	1,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	640	470	Lease: 16794 Type: REAL Owner #: 500397
GRAHAM ISD I&S	640	470	Legal: HOLCOMB
GRAHAM ISD M&O	640	470	COOPER OIL & GAS
NCT COLLEGE	640	470	A- 126
GRAHAM HOSPITAL	640	470	RRC 16794
			.003418 Override Royalty
			Category: G1
			Railroad #: 16794
HB1984: The Appraised value of \$470 in 2026 as compared to \$260 in 2021 is a 80.77% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	640	0	470
GRAHAM ISD I&S	640	0	470
GRAHAM ISD M&O	640	0	470
NCT COLLEGE	640	0	470
GRAHAM HOSPITAL	640	0	470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		1,240	Lease: 23314 Type: REAL Owner #: 500397
GRAHAM ISD I&S		1,240	Legal: HOLCOMB V
GRAHAM ISD M&O		1,240	GENERAL OPERAT
NCT COLLEGE		1,240	A- 95 /FISHER R J SUR
GRAHAM HOSPITAL		1,240	
			.003906 Royalty Interest
			Category: G1
			Railroad #: 23314
HB1984: The Appraised value of \$1,240 in 2026 as compared to \$430 in 2021 is a 188.37% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	1,240
GRAHAM ISD I&S	0	0	1,240
GRAHAM ISD M&O	0	0	1,240
NCT COLLEGE	0	0	1,240
GRAHAM HOSPITAL	0	0	1,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,140	1,610	Lease: 33360 Type: REAL Owner #: 500397
GRAHAM ISD I&S	2,140	1,610	Legal: ECHO
GRAHAM ISD M&O	2,140	1,610	GANNETT OPERATING
NCT COLLEGE	2,140	1,610	A- 126 I L HILL SUR
GRAHAM HOSPITAL	2,140	1,610	RRC 33360 503-42302
			.007812 Royalty Interest Category: G1 Railroad #: 33360
HB1984: The Appraised value of \$1,610 in 2026 as compared to \$2,710 in 2021 is a 40.59% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,140	0	1,610
GRAHAM ISD I&S	2,140	0	1,610
GRAHAM ISD M&O	2,140	0	1,610
NCT COLLEGE	2,140	0	1,610
GRAHAM HOSPITAL	2,140	0	1,610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	940	700	Lease: 33360 Type: REAL Owner #: 500397
GRAHAM ISD I&S	940	700	Legal: ECHO
GRAHAM ISD M&O	940	700	GANNETT OPERATING
NCT COLLEGE	940	700	A- 126 I L HILL SUR
GRAHAM HOSPITAL	940	700	RRC 33360 503-42302
			.003418 Override Royalty Category: G1 Railroad #: 33360
HB1984: The Appraised value of \$700 in 2026 as compared to \$1,190 in 2021 is a 41.18% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	940	0	700
GRAHAM ISD I&S	940	0	700
GRAHAM ISD M&O	940	0	700
NCT COLLEGE	940	0	700
GRAHAM HOSPITAL	940	0	700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	320	290	Lease: 33629 Type: REAL Owner #: 500397
GRAHAM ISD I&S	320	290	Legal: PHILLIP GEORGE
GRAHAM ISD M&O	320	290	GANNETT OPERATING
NCT COLLEGE	320	290	A- 95 FISHER RJ SUR
GRAHAM HOSPITAL	320	290	RRC 33629 503-42354 #1
			.006250 Royalty Interest Category: G1 Railroad #: 33629
HB1984: The Appraised value of \$290 in 2026 as compared to \$1,110 in 2021 is a 73.87% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	320	0	290
GRAHAM ISD I&S	320	0	290
GRAHAM ISD M&O	320	0	290
NCT COLLEGE	320	0	290
GRAHAM HOSPITAL	320	0	290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	5,450	5,030	Lease: 33710 Type: REAL Owner #: 500397
GRAHAM ISD I&S	5,450	5,030	Legal: ALDRIDGE
GRAHAM ISD M&O	5,450	5,030	GANNETT OPERATING
NCT COLLEGE	5,450	5,030	A-1273 WILLIAMS L L
GRAHAM HOSPITAL	5,450	5,030	RRC 33710 503-42380
			.008674 Royalty Interest
			Category: G1
			Railroad #: 33710
HB1984: The Appraised value of \$5,030 in 2026 as compared to \$4,830 in 2021 is a 4.14% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,160	0	5,030
GRAHAM ISD I&S	5,160	0	5,030
GRAHAM ISD M&O	5,160	0	5,030
NCT COLLEGE	5,160	0	5,030
GRAHAM HOSPITAL	5,160	0	5,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		50	Lease: 74270 Type: REAL Owner #: 500397
GRAHAM ISD I&S		50	Legal: HOLCOMB V -B W#1
GRAHAM ISD M&O		50	GENERAL OPERAT
NCT COLLEGE		50	A- 95
GRAHAM HOSPITAL		50	
			.003906 Royalty Interest
			Category: G1
			Railroad #: 74270
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	50
GRAHAM ISD I&S	0	0	50
GRAHAM ISD M&O	0	0	50
NCT COLLEGE	0	0	50
GRAHAM HOSPITAL	0	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,460	1,240	Lease: 295763 Type: REAL Owner #: 500397
GRAHAM ISD I&S	2,460	1,240	Legal: ENGLISH UNIT
GRAHAM ISD M&O	2,460	1,240	GANNETT OPERATING
NCT COLLEGE	2,460	1,240	A- 126 HILL I L
GRAHAM HOSPITAL	2,460	1,240	RRC 295763 API 503-42529
			.010156 Royalty Interest
			Category: G1
			Railroad #: 295763
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,460	0	1,240
GRAHAM ISD I&S	2,460	0	1,240
GRAHAM ISD M&O	2,460	0	1,240
NCT COLLEGE	2,460	0	1,240
GRAHAM HOSPITAL	2,460	0	1,240

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		420	210	Lease: 295763    Type: REAL    Owner #: 500397		
GRAHAM ISD    I&S		420	210	Legal: INGLISH UNIT		
GRAHAM ISD    M&O		420	210	GANNETT OPERATING		
NCT COLLEGE		420	210	A- 126 HILL I L		
GRAHAM HOSPITAL		420	210	RRC 295763    API 503-42529		
No 2021 Hist				.001709 Override Royalty Category:        G1 Railroad #:        295763		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		420	0	210		
GRAHAM ISD    I&S		420	0	210		
GRAHAM ISD    M&O		420	0	210		
NCT COLLEGE		420	0	210		
GRAHAM HOSPITAL		420	0	210		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	13,720	0	12,500		
GRAHAM ISD I&S	13,690	0	12,480		
GRAHAM ISD M&O	13,690	0	12,480		
NCT COLLEGE	13,690	0	12,480		
GRAHAM HOSPITAL	13,690	0	12,480		
NEWCASTLE ISD	0	20	0		
OLNEY HOSPITAL	0	20	0		