

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

YANCEY-CUNNINGHAM FAMILY LP
7547 BAXTERSHIRE DR
DALLAS TX 75230-2403



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: 501632 2013 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	250	220	Lease: 7279 Type: REAL Owner #: 501632
GRAHAM ISD I&S	250	220	Legal: JONES
GRAHAM ISD M&O	250	220	BURGESS SIM E
NCT COLLEGE	250	220	A-1629 MCCLENDON SURVEY
GRAHAM HOSPITAL	250	220	
No 2021 Hist			.003472 Royalty Interest Category: G1 Railroad #: 7279
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	250	0	220
GRAHAM ISD I&S	250	0	220
GRAHAM ISD M&O	250	0	220
NCT COLLEGE	250	0	220
GRAHAM HOSPITAL	250	0	220

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 GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL		820 820 820 820 820	Lease: 8478 Type: REAL Owner #: 501632 Legal: HOLCOMB V -B GENERAL OPERATING A- 95 .006944 Royalty Interest Category: G1 Railroad #: 8478
HB1984: The Appraised value of \$820 in 2026 as compared to \$90 in 2021 is a 811.11% 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	0 0 0 0 0	0 0 0 0 0	820 820 820 820 820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY BRYSON ISD I&S G BRYSON ISD M&O G GRAHAM HOSPITAL	170 170 170 170	120 120 120 120	Lease: 12677 Type: REAL Owner #: 501632 Legal: HOLMAN C H KRAMER OPERATING LLC A-2151 .006944 Royalty Interest Category: G1 Railroad #: 12677
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$120 in 2026 as compared to \$300 in 2021 is a 60.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY BRYSON ISD I&S BRYSON ISD M&O GRAHAM HOSPITAL	170 0 0 170	0 120 120 0	120 0 0 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	260 260 260 260 260	90 90 90 90 90	Lease: 15061 Type: REAL Owner #: 501632 Legal: LISLE T L GRECO OPERATING A- 209 /MEADOR M SUR .003472 Royalty Interest Category: G1 Railroad #: 15061
HB1984: The Appraised value of \$90 in 2026 as compared to \$100 in 2021 is a 10.00% decrease.			
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	220 220 220 220 220	0 0 0 0 0	90 90 90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	60	40	Lease: 15316 Type: REAL Owner #: 501632		
GRAHAM ISD I&S	60	40	Legal: FAWKS ESTATE		
GRAHAM ISD M&O	60	40	BROWN DARRYL OPER		
NCT COLLEGE	60	40	A-1503		
GRAHAM HOSPITAL	60	40			
.001736 Royalty Interest					
Category: G1					
Railroad #: 15316					
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	60	0	40		
GRAHAM ISD I&S	60	0	40		
GRAHAM ISD M&O	60	0	40		
NCT COLLEGE	60	0	40		
GRAHAM HOSPITAL	60	0	40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	1,700	1,520	Lease: 21606 Type: REAL Owner #: 501632		
GRAHAM ISD I&S	1,700	1,520	Legal: VAUGHN -D		
GRAHAM ISD M&O	1,700	1,520	KRAMER OPERATING LLC		
NCT COLLEGE	1,700	1,520	A- 213		
GRAHAM HOSPITAL	1,700	1,520			
.009259 Royalty Interest					
Category: G1					
Railroad #: 21606					
HB1984: The Appraised value of \$1,520 in 2026 as compared to \$1,240 in 2021 is a 22.58% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,700	0	1,520		
GRAHAM ISD I&S	1,700	0	1,520		
GRAHAM ISD M&O	1,700	0	1,520		
NCT COLLEGE	1,700	0	1,520		
GRAHAM HOSPITAL	1,700	0	1,520		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		60	Lease: 21913 Type: REAL Owner #: 501632		
GRAHAM ISD I&S		60	Legal: WADE		
GRAHAM ISD M&O		60	PERRY OPERATING INC		
NCT COLLEGE		60	A- 112		
GRAHAM HOSPITAL		60	RRC 21913		
.003472 Royalty Interest					
Category: G1					
Railroad #: 21913					
HB1984: The Appraised value of \$60 in 2026 as compared to \$80 in 2021 is a 25.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	60		
GRAHAM ISD I&S	0	0	60		
GRAHAM ISD M&O	0	0	60		
NCT COLLEGE	0	0	60		
GRAHAM HOSPITAL	0	0	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL		2,210 2,210 2,210 2,210 2,210	Lease: 23314 Type: REAL Owner #: 501632 Legal: HOLCOMB V GENERAL OPERAT A- 95 /FISHER R J SUR .006944 Royalty Interest Category: G1 Railroad #: 23314
HB1984: The Appraised value of \$2,210 in 2026 as compared to \$760 in 2021 is a 190.79% 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	0 0 0 0 0	0 0 0 0 0	2,210 2,210 2,210 2,210 2,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	C 2,290 C 2,290 C 2,290 C 2,290 C 2,290	1,380 1,380 1,380 1,380 1,380	Lease: 24422 Type: REAL Owner #: 501632 Legal: PETTUS BARNETT ENERGY INC A-1870 /HAYNES J R SUR RRC 24422 .010417 Royalty Interest Category: G1 Railroad #: 24422
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,380 in 2026 as compared to \$720 in 2021 is a 91.67% 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	330 330 330 330 330	980 980 980 980 980	400 400 400 400 400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	200 200 200 200 200	160 160 160 160 160	Lease: 25486 Type: REAL Owner #: 501632 Legal: MARCHMAN STOVALL OPERATING CO A- 112 GILLIAN R SUR .002293 Royalty Interest Category: G1 Railroad #: 25486
HB1984: The Appraised value of \$160 in 2026 as compared to \$180 in 2021 is a 11.11% decrease.			
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	200 200 200 200 200	0 0 0 0 0	160 160 160 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	1,070 1,070 1,070	780 780 780	Lease: 26089 Type: REAL Owner #: 501632 Legal: DAWS W D 766 W #1 SB STREET OPERATING A- 771 SEC 766 /T E & L SUR RRC 26089 .002604 Royalty Interest Category: G1 Railroad #: 26089 HB1984: The Appraised value of \$780 in 2026 as compared to \$420 in 2021 is a 85.71% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	1,040 1,040 1,040	0 0 0	780 780 780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	380 380 380 380 380	300 300 300 300 300	Lease: 29326 Type: REAL Owner #: 501632 Legal: LISLE T L -A- GRECO OPERATING A- 209 MEADORS MARK SUR .003472 Royalty Interest Category: G1 Railroad #: 29326 HB1984: The Appraised value of \$300 in 2026 as compared to \$500 in 2021 is a 40.00% decrease.
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	260 260 260 260 260	0 0 0 0 0	300 300 300 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	2,340 2,340 2,340 2,340 2,340	1,340 1,340 1,340 1,340 1,340	Lease: 31507 Type: REAL Owner #: 501632 Legal: HAWKINS "A" BROWN DARRYL OPER A-2215 SEC 39 DOWDLE RJ RRC #31507 .006945 Royalty Interest Category: G1 Railroad #: 31507 No 2021 Hist
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	2,340 2,340 2,340 2,340 2,340	0 0 0 0 0	1,340 1,340 1,340 1,340 1,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	540	490	Lease: 33629 Type: REAL Owner #: 501632
GRAHAM ISD I&S	540	490	Legal: PHILLIP GEORGE
GRAHAM ISD M&O	540	490	GANNETT OPERATING
NCT COLLEGE	540	490	A- 95 FISHER RJ SUR
GRAHAM HOSPITAL	540	490	RRC 33629 503-42354 #1
HB1984: The Appraised value of \$490 in 2026 as compared to \$1,850 in 2021 is a 73.51% decrease.			.010417 Royalty Interest Category: G1 Railroad #: 33629
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	540	0	490
GRAHAM ISD I&S	540	0	490
GRAHAM ISD M&O	540	0	490
NCT COLLEGE	540	0	490
GRAHAM HOSPITAL	540	0	490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	10,450	7,240	Lease: 34233 Type: REAL Owner #: 501632
GRAHAM ISD I&S	10,450	7,240	Legal: MALCOLM WILLIAMS
GRAHAM ISD M&O	10,450	7,240	B O L D OIL & GAS
NCT COLLEGE	10,450	7,240	A-1278 WALKER JB SUR
GRAHAM HOSPITAL	10,450	7,240	RRC #34233
No 2021 Hist			.011111 Royalty Interest Category: G1 Railroad #: 34233
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10,450	0	7,240
GRAHAM ISD I&S	10,450	0	7,240
GRAHAM ISD M&O	10,450	0	7,240
NCT COLLEGE	10,450	0	7,240
GRAHAM HOSPITAL	10,450	0	7,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 830	1,590	Lease: 34249 Type: REAL Owner #: 501632
GRAHAM ISD I&S	C 830	1,590	Legal: MOREN DEEP
GRAHAM ISD M&O	C 830	1,590	B O L D OIL & GAS
NCT COLLEGE	C 830	1,590	A- 245 ROSE HRS J
GRAHAM HOSPITAL	C 830	1,590	RRC 34249 API 503-42561
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.010417 Royalty Interest Category: G1 Railroad #: 34249
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	830	590	1,000
GRAHAM ISD I&S	830	590	1,000
GRAHAM ISD M&O	830	590	1,000
NCT COLLEGE	830	590	1,000
GRAHAM HOSPITAL	830	590	1,000

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		90 90 90 90 90	Lease: 74270 Type: REAL Owner #: 501632 Legal: HOLCOMB V -B W#1 GENERAL OPERAT A- 95 .006944 Royalty Interest Category: G1 Railroad #: 74270
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	90 90 90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL HB1984: The Appraised value of \$80 in 2026 as compared to \$70 in 2021 is a 14.29% increase.	120 120 120 120 120	80 80 80 80 80	Lease: 120071 Type: REAL Owner #: 501632 Legal: ATWOOD-MOSS "B" W #3 RIO BRAVO PRODUCTION A-2071&1615 CRISWELL T K /MOSS RRC 120071 .002183 Royalty Interest Category: G1 Railroad #: 120071
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	120 120 120 120 120	0 0 0 0 0	80 80 80 80 80

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	18,510	1,570	16,960		
GRAHAM ISD I&S	17,300	1,570	16,060		
GRAHAM ISD M&O	17,300	1,570	16,060		
NCT COLLEGE	17,300	1,570	16,060		
GRAHAM HOSPITAL	17,470	1,570	16,180		
BRYSON ISD I&S	0	120	0		
BRYSON ISD M&O	0	120	0		
NEWCASTLE ISD	1,040	0	780		
OLNEY HOSPITAL	1,040	0	780		

