

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

BENSON SHARI SMITH  
2504 CLUBLAKE TRL  
MCKINNEY TX 75070-4004



**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: 502564 131  
  
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	260	120	Lease: 7614 Type: REAL Owner #: 502564
GRAHAM ISD I&S	260	120	Legal: PRIDEAUX R O UN
GRAHAM ISD M&O	260	120	STEWART CONSTRUCTION
NCT COLLEGE	260	120	A- 198 /MCMULLEN A SUR
GRAHAM HOSPITAL	260	120	RRC 7614
HB1984: The Appraised value of \$120 in 2026 as compared to \$90 in 2021 is a 33.33% increase.			.003906 Royalty Interest Category: G1 Railroad #: 7614
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	0	120
GRAHAM ISD I&S	260	0	120
GRAHAM ISD M&O	260	0	120
NCT COLLEGE	260	0	120
GRAHAM HOSPITAL	260	0	120

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	290	230	Lease: 15586 Type: REAL Owner #: 502564
GRAHAM ISD I&S	290	230	Legal: PRIDEAUX
GRAHAM ISD M&O	290	230	NORTH TEXAS OIL LLC
NCT COLLEGE	290	230	A- 240
GRAHAM HOSPITAL	290	230	RRC 15586
HB1984: The Appraised value of \$230 in 2026 as compared to \$810 in 2021 is a 71.60% decrease.			.003906 Royalty Interest Category: G1 Railroad #: 15586
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	290	0	230
GRAHAM ISD I&S	290	0	230
GRAHAM ISD M&O	290	0	230
NCT COLLEGE	290	0	230
GRAHAM HOSPITAL	290	0	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,120	1,620	Lease: 32581 Type: REAL Owner #: 502564
GRAHAM ISD I&S	2,120	1,620	Legal: P-MAC
GRAHAM ISD M&O	2,120	1,620	ROGERS DRILLING INC
NCT COLLEGE	2,120	1,620	A- 198 MCMULLEN A SUR
GRAHAM HOSPITAL	2,120	1,620	RRC 32581 API 503-4951 & 42005
HB1984: The Appraised value of \$1,620 in 2026 as compared to \$1,420 in 2021 is a 14.08% increase.			.003906 Royalty Interest Category: G1 Railroad #: 32581
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,120	0	1,620
GRAHAM ISD I&S	2,120	0	1,620
GRAHAM ISD M&O	2,120	0	1,620
NCT COLLEGE	2,120	0	1,620
GRAHAM HOSPITAL	2,120	0	1,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	180	160	Lease: 32607 Type: REAL Owner #: 502564
GRAHAM ISD I&S	180	160	Legal: PRIDEAUX MENTON
GRAHAM ISD M&O	180	160	KELLY MAHLER OPER
NCT COLLEGE	180	160	A- 198 MCMULLEN A SUR
GRAHAM HOSPITAL	180	160	RRC 32607 API 503-42075
HB1984: The Appraised value of \$160 in 2026 as compared to \$70 in 2021 is a 128.57% increase.			.003906 Royalty Interest Category: G1 Railroad #: 32607
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	0	160
GRAHAM ISD I&S	180	0	160
GRAHAM ISD M&O	180	0	160
NCT COLLEGE	180	0	160
GRAHAM HOSPITAL	180	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		160	150	Lease: 33128    Type: REAL    Owner #: 502564		
GRAHAM ISD    I&S		160	150	Legal: NELLIE		
GRAHAM ISD    M&O		160	150	KELLY MAHLER OPER		
NCT COLLEGE		160	150	A-1324    I&GN RR CO		
GRAHAM HOSPITAL		160	150	RRC 33128 503-42215    #2		
				.003906 Royalty Interest		
				Category:        G1		
				Railroad #:        33128		
HB1984: The Appraised value of \$150 in 2026				as compared to \$50 in 2021 is a 200.00% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		160	0	150		
GRAHAM ISD    I&S		160	0	150		
GRAHAM ISD    M&O		160	0	150		
NCT COLLEGE		160	0	150		
GRAHAM HOSPITAL		160	0	150		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,010	0	2,280		
GRAHAM ISD I&S	3,010	0	2,280		
GRAHAM ISD M&O	3,010	0	2,280		
NCT COLLEGE	3,010	0	2,280		
GRAHAM HOSPITAL	3,010	0	2,280		

