

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

TWIN MONTANA INC
% MERIT ADVISORS LP
PO BOX 330
GAINESVILLE TX 76241-0330



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: 503021 1872

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		50	Lease: 21913 Type: REAL Owner #: 503021
GRAHAM ISD I&S		50	Legal: WADE
GRAHAM ISD M&O		50	PERRY OPERATING INC
NCT COLLEGE		50	A- 112
GRAHAM HOSPITAL		50	RRC 21913
HB1984: The Appraised value of \$50 in 2026 as compared to \$70 in 2021 is a 28.57% decrease.			Agent: 574
			.003085 Royalty Interest
			Category: G1
			Railroad #: 21913
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

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	8,880	6,690	Lease: 33360 Type: REAL Owner #: 503021
GRAHAM ISD I&S	8,880	6,690	Legal: ECHO
GRAHAM ISD M&O	8,880	6,690	GANNETT OPERATING
NCT COLLEGE	8,880	6,690	A- 126 I L HILL SUR
GRAHAM HOSPITAL	8,880	6,690	RRC 33360 503-42302
			Agent: 574
			.032456 Override Royalty
			Category: G1
			Railroad #: 33360
HB1984: The Appraised value of \$6,690 in 2026 as compared to \$11,270 in 2021 is a 40.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	8,880	0	6,690
GRAHAM ISD I&S	8,880	0	6,690
GRAHAM ISD M&O	8,880	0	6,690
NCT COLLEGE	8,880	0	6,690
GRAHAM HOSPITAL	8,880	0	6,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	3,940	1,980	Lease: 295763 Type: REAL Owner #: 503021
GRAHAM ISD I&S	3,940	1,980	Legal: INGLISH UNIT
GRAHAM ISD M&O	3,940	1,980	GANNETT OPERATING
NCT COLLEGE	3,940	1,980	A- 126 HILL I L
GRAHAM HOSPITAL	3,940	1,980	RRC 295763 API 503-42529
			Agent: 574
			.016228 Override Royalty
			Category: G1
			Railroad #: 295763
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,940	0	1,980
GRAHAM ISD I&S	3,940	0	1,980
GRAHAM ISD M&O	3,940	0	1,980
NCT COLLEGE	3,940	0	1,980
GRAHAM HOSPITAL	3,940	0	1,980

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	12,820	0	8,720		
GRAHAM ISD I&S	12,820	0	8,720		
GRAHAM ISD M&O	12,820	0	8,720		
NCT COLLEGE	12,820	0	8,720		
GRAHAM HOSPITAL	12,820	0	8,720		