

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

HUTCHISON TIFFANY STONE LLC  
605 SHORE LINE DR  
WICHITA FALLS TX 76308-5715



**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: 503411 892

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	4,490	2,900	Lease: 31344 Type: REAL Owner #: 503411
GRAHAM ISD I&S	4,490	2,900	Legal: GAMESON-PETERSON UNIT #1
GRAHAM ISD M&O	4,490	2,900	BAY ROCK OPERATING
NCT COLLEGE	4,490	2,900	A- 274 SEC 2 S TYNES SUR
GRAHAM HOSPITAL	4,490	2,900	
HB1984: The Appraised value of \$2,900 in 2026 as compared to \$470 in 2021 is a 517.02% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,490	0	2,900
GRAHAM ISD I&S	4,490	0	2,900
GRAHAM ISD M&O	4,490	0	2,900
NCT COLLEGE	4,490	0	2,900
GRAHAM HOSPITAL	4,490	0	2,900

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	270	170	Lease: 31344 Type: REAL Owner #: 503411
GRAHAM ISD I&S	270	170	Legal: GAMESON-PETERSON UNIT #1
GRAHAM ISD M&O	270	170	BAY ROCK OPERATING
NCT COLLEGE	270	170	A- 274 SEC 2 S TYNES SUR
GRAHAM HOSPITAL	270	170	
HB1984: The Appraised value of \$170 in 2026 as compared to \$30 in 2021 is a 466.67% increase.			.001807 Override Royalty Category: G1 Railroad #: 31344
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	270	0	170
GRAHAM ISD I&S	270	0	170
GRAHAM ISD M&O	270	0	170
NCT COLLEGE	270	0	170
GRAHAM HOSPITAL	270	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	5,920	2,670	Lease: 31867 Type: REAL Owner #: 503411
GRAHAM ISD I&S	5,920	2,670	Legal: PETERSON
GRAHAM ISD M&O	5,920	2,670	BAY ROCK OPERATING
NCT COLLEGE	5,920	2,670	A- 274 SEC 2 S TYNES SUR
GRAHAM HOSPITAL	5,920	2,670	
HB1984: The Appraised value of \$2,670 in 2026 as compared to \$4,240 in 2021 is a 37.03% decrease.			.088333 Royalty Interest Category: G1 Railroad #: 31867
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,920	0	2,670
GRAHAM ISD I&S	5,920	0	2,670
GRAHAM ISD M&O	5,920	0	2,670
NCT COLLEGE	5,920	0	2,670
GRAHAM HOSPITAL	5,920	0	2,670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,640	620	Lease: 32763 Type: REAL Owner #: 503411
GRAHAM ISD I&S	1,640	620	Legal: PETERSON 'C'
GRAHAM ISD M&O	1,640	620	BAY ROCK OPERATING
NCT COLLEGE	1,640	620	A- 274 SEC 2 S TYNES SUR
GRAHAM HOSPITAL	1,640	620	
HB1984: The Appraised value of \$620 in 2026 as compared to \$1,220 in 2021 is a 49.18% decrease.			.016660 Royalty Interest Category: G1 Railroad #: 32763
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,640	0	620
GRAHAM ISD I&S	1,640	0	620
GRAHAM ISD M&O	1,640	0	620
NCT COLLEGE	1,640	0	620
GRAHAM HOSPITAL	1,640	0	620

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		490	190	Lease: 32763    Type: REAL    Owner #: 503411		
GRAHAM ISD    I&S		490	190	Legal: PETERSON 'C'		
GRAHAM ISD    M&O		490	190	BAY ROCK OPERATING		
NCT COLLEGE		490	190	A- 274 SEC 2 S TYNES SUR		
GRAHAM HOSPITAL		490	190			
				.005000 Override Royalty		
				Category:        G1		
				Railroad #:        32763		
HB1984: The Appraised value of \$190 in 2026 as compared to				\$370 in 2021 is a 48.65% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		490	0	190		
GRAHAM ISD    I&S		490	0	190		
GRAHAM ISD    M&O		490	0	190		
NCT COLLEGE		490	0	190		
GRAHAM HOSPITAL		490	0	190		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	12,810	0	6,550		
GRAHAM ISD I&S	12,810	0	6,550		
GRAHAM ISD M&O	12,810	0	6,550		
NCT COLLEGE	12,810	0	6,550		
GRAHAM HOSPITAL	12,810	0	6,550		

