

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

SIMPSON PATSY NELL  
147 HIGH PRAIRIE RD  
VALLEY MILLS TX 76689-2517



**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: 503620 1671

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	2,010	1,160	Lease: 17560 Type: REAL Owner #: 503620
GRAHAM ISD I&S	2,010	1,160	Legal: CREEL
GRAHAM ISD M&O	2,010	1,160	WES-MOR DRILLI
NCT COLLEGE	2,010	1,160	A-1104 SEC 2387 TE&L
GRAHAM HOSPITAL	2,010	1,160	RRC 17560
HB1984: The Appraised value of \$1,160 in 2026 as compared to \$660 in 2021 is a 75.76% increase.			.012500 Royalty Interest Category: G1 Railroad #: 17560
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,010	0	1,160
GRAHAM ISD I&S	2,010	0	1,160
GRAHAM ISD M&O	2,010	0	1,160
NCT COLLEGE	2,010	0	1,160
GRAHAM HOSPITAL	2,010	0	1,160

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	880	510	Lease: 17560 Type: REAL Owner #: 503620
GRAHAM ISD I&S	880	510	Legal: CREEL
GRAHAM ISD M&O	880	510	WES-MOR DRILLI
NCT COLLEGE	880	510	A-1104 SEC 2387 TE&L
GRAHAM HOSPITAL	880	510	RRC 17560
HB1984: The Appraised value of \$510 in 2026 as compared to \$290 in 2021 is a 75.86% increase.			.005469 Override Royalty Category: G1 Railroad #: 17560
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	880	0	510
GRAHAM ISD I&S	880	0	510
GRAHAM ISD M&O	880	0	510
NCT COLLEGE	880	0	510
GRAHAM HOSPITAL	880	0	510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	340	340	Lease: 27644 Type: REAL Owner #: 503620
GRAHAM ISD I&S	340	340	Legal: DOVE PATCH
GRAHAM ISD M&O	340	340	RANGER OPERATING
NCT COLLEGE	340	340	A- 56 BAKER J R SUR
GRAHAM HOSPITAL	340	340	RRC 27644
No 2021 Hist			.001000 Royalty Interest Category: G1 Railroad #: 27644
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	340	0	340
GRAHAM ISD I&S	340	0	340
GRAHAM ISD M&O	340	0	340
NCT COLLEGE	340	0	340
GRAHAM HOSPITAL	340	0	340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		180	Lease: 29133 Type: REAL Owner #: 503620
NEWCASTLE ISD G		180	Legal: STROTHER #2
OLNEY HOSPITAL G		180	BORDERLINE OPERATING
Deductions: (G)=LESS THAN \$500 MIN INT No 2021 Hist			.000469 Royalty Interest Category: G1 Railroad #: 29133
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	180
NEWCASTLE ISD	0	180	0
OLNEY HOSPITAL	0	180	0

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,230	0	2,190		
GRAHAM ISD I&S	3,230	0	2,010		
GRAHAM ISD M&O	3,230	0	2,010		
NCT COLLEGE	3,230	0	2,010		
GRAHAM HOSPITAL	3,230	0	2,010		
NEWCASTLE ISD	0	180	0		
OLNEY HOSPITAL	0	180	0		