

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

S-S SANDERS FMLY RNCH PROP LP
% SHARON KAY NEWTON
7055 WIND CHIME DR
FORT WORTH TX 76133-6614



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: 503689 1604

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	2,410	1,120	Lease: 16970 Type: REAL Owner #: 503689
BRYSON ISD I&S	2,410	1,120	Legal: SHANAFELT
BRYSON ISD M&O	2,410	1,120	SHANAFELT OPR LLC
GRAHAM HOSPITAL	2,410	1,120	A-1369 AB&M SUR
.033334 Royalty Interest Category: G1 Railroad #: 16970			
HB1984: The Appraised value of \$1,120 in 2026 as compared to \$4,130 in 2021 is a 72.88% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,410	0	1,120
BRYSON ISD I&S	2,410	0	1,120
BRYSON ISD M&O	2,410	0	1,120
GRAHAM HOSPITAL	2,410	0	1,120

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	1,490	490	Lease: 33358 Type: REAL Owner #: 503689
GRAHAM ISD I&S	1,490	490	Legal: ZOTZ-SANDERS
GRAHAM ISD M&O	1,490	490	BAY ROCK OPERATING
NCT COLLEGE	1,490	490	A-1721 SEC 2 BBB&C RR CLINGNRC
GRAHAM HOSPITAL	1,490	490	RRC 33358 503-42279 #1
No 2021 Hist			.011760 Royalty Interest Category: G1 Railroad #: 33358
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,490	0	490
GRAHAM ISD I&S	1,490	0	490
GRAHAM ISD M&O	1,490	0	490
NCT COLLEGE	1,490	0	490
GRAHAM HOSPITAL	1,490	0	490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 70	90	Lease: 933358 Type: REAL Owner #: 503689
GRAHAM ISD I&S	C 70	90	Legal: ZOTZ-SANDERS UNIT - ADAMS SUR
GRAHAM ISD M&O	C 70	90	BAY ROCK OPERATING
NCT COLLEGE	C 70	90	A-1721 SEC 2 BBB&C RR CLINGNRC
GRAHAM HOSPITAL	C 70	90	RRC 33358 503-42279
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.002073 Royalty Interest Category: G1 Railroad #: 33358
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	10	80
GRAHAM ISD I&S	70	10	80
GRAHAM ISD M&O	70	10	80
NCT COLLEGE	70	10	80
GRAHAM HOSPITAL	70	10	80

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,970	10	1,690		
BRYSON ISD I&S	2,410	0	1,120		
BRYSON ISD M&O	2,410	0	1,120		
GRAHAM HOSPITAL	3,970	10	1,690		
GRAHAM ISD I&S	1,560	10	570		
GRAHAM ISD M&O	1,560	10	570		
NCT COLLEGE	1,560	10	570		