

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

NIELSON STEFANIE ANNE
5518 TANBARK RD
DALLAS TX 75229-5559



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: 504342 1334

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		1,250	630	Lease: 7617 Type: REAL Owner #: 504342	
GRAHAM ISD I&S		1,250	630	Legal: STEWART A&B	
GRAHAM ISD M&O		1,250	630	W T X CAPITAL	
NCT COLLEGE		1,250	630	A-1284 YCOL LOT #2	
GRAHAM HOSPITAL		1,250	630		
				.004951 Royalty Interest	
				Category: G1	
				Railroad #: 7617	
HB1984: The Appraised value of \$630 in 2026 as compared to \$1,550 in 2021 is a 59.35% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,250	0	630		
GRAHAM ISD I&S	1,250	0	630		
GRAHAM ISD M&O	1,250	0	630		
NCT COLLEGE	1,250	0	630		
GRAHAM HOSPITAL	1,250	0	630		

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	590	540	Lease: 14369 Type: REAL Owner #: 504342
GRAHAM ISD I&S	590	540	Legal: N WILTON STRAWN UN#1
GRAHAM ISD M&O	590	540	B O L D OIL & GAS
NCT COLLEGE	590	540	A- 274
GRAHAM HOSPITAL	590	540	RRC 14369
HB1984: The Appraised value of \$540 in 2026 as compared to \$370 in 2021 is a 45.95% increase.			.003126 Royalty Interest Category: G1 Railroad #: 14369
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	0	540
GRAHAM ISD I&S	590	0	540
GRAHAM ISD M&O	590	0	540
NCT COLLEGE	590	0	540
GRAHAM HOSPITAL	590	0	540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	50	50	Lease: 14370 Type: REAL Owner #: 504342
GRAHAM ISD I&S	50	50	Legal: N WILTON STRAWN UN#2
GRAHAM ISD M&O	50	50	B O L D OIL & GAS
NCT COLLEGE	50	50	A- 274
GRAHAM HOSPITAL	50	50	RRC 14369
HB1984: The Appraised value of \$50 in 2026 as compared to \$30 in 2021 is a 66.67% increase.			.001563 Royalty Interest Category: G1 Railroad #: 14369
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	0	50
GRAHAM ISD I&S	50	0	50
GRAHAM ISD M&O	50	0	50
NCT COLLEGE	50	0	50
GRAHAM HOSPITAL	50	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 70	90	Lease: 14371 Type: REAL Owner #: 504342
GRAHAM ISD I&S	C 70	90	Legal: N WILTON STRAWN UN#3
GRAHAM ISD M&O	C 70	90	B O L D OIL & GAS
NCT COLLEGE	C 70	90	A-1284
GRAHAM HOSPITAL	C 70	90	RRC 14369
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003126 Royalty Interest Category: G1 Railroad #: 14369
HB1984: The Appraised value of \$90 in 2026 as compared to \$40 in 2021 is a 125.00% increase.			
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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	560	490	Lease: 14372 Type: REAL Owner #: 504342
GRAHAM ISD I&S	560	490	Legal: N WILTON STRAWN UN#4
GRAHAM ISD M&O	560	490	B O L D OIL & GAS
NCT COLLEGE	560	490	A-1284
GRAHAM HOSPITAL	560	490	RRC 14369
HB1984: The Appraised value of \$490 in 2026 as compared to \$350 in 2021 is a 40.00% increase.			.003125 Royalty Interest Category: G1 Railroad #: 14369
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	560	0	490
GRAHAM ISD I&S	560	0	490
GRAHAM ISD M&O	560	0	490
NCT COLLEGE	560	0	490
GRAHAM HOSPITAL	560	0	490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	120	100	Lease: 28916 Type: REAL Owner #: 504342
GRAHAM ISD I&S	120	100	Legal: STEWART-DAWSON
GRAHAM ISD M&O	120	100	DAYLIGHT PETROLEUM
NCT COLLEGE	120	100	A- 76 /DAWSON D SUR
GRAHAM HOSPITAL	120	100	
No 2021 Hist			.006506 Royalty Interest Category: G1 Railroad #: 28916
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	0	100
GRAHAM ISD I&S	120	0	100
GRAHAM ISD M&O	120	0	100
NCT COLLEGE	120	0	100
GRAHAM HOSPITAL	120	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	720	700	Lease: 32082 Type: REAL Owner #: 504342
GRAHAM ISD I&S	720	700	Legal: STEWART #2
GRAHAM ISD M&O	720	700	POP OPERATING
NCT COLLEGE	720	700	A-1284 BLK 10 YOUNG CTY SCH
GRAHAM HOSPITAL	720	700	RRC 32082
HB1984: The Appraised value of \$700 in 2026 as compared to \$460 in 2021 is a 52.17% increase.			.003001 Royalty Interest Category: G1 Railroad #: 32082
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	720	0	700
GRAHAM ISD I&S	720	0	700
GRAHAM ISD M&O	720	0	700
NCT COLLEGE	720	0	700
GRAHAM HOSPITAL	720	0	700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	6,390	3,910	Lease: 34085 Type: REAL Owner #: 504342		
GRAHAM ISD I&S	6,390	3,910	Legal: STEWART DEEP		
GRAHAM ISD M&O	6,390	3,910	B O L D OIL & GAS		
NCT COLLEGE	6,390	3,910	A-1284 SEC 3 YOUNG CSL		
GRAHAM HOSPITAL	6,390	3,910	RRC 34085 #1		
No 2021 Hist			.006189 Royalty Interest		
			Category: G1		
			Railroad #: 34085		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	6,390	0	3,910		
GRAHAM ISD I&S	6,390	0	3,910		
GRAHAM ISD M&O	6,390	0	3,910		
NCT COLLEGE	6,390	0	3,910		
GRAHAM HOSPITAL	6,390	0	3,910		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	1,180	1,000	Lease: 34169 Type: REAL Owner #: 504342		
GRAHAM ISD I&S	1,180	1,000	Legal: STEWART		
GRAHAM ISD M&O	1,180	1,000	B O L D OIL & GAS		
NCT COLLEGE	1,180	1,000	A-2060 TE&L CO SEC 2797		
GRAHAM HOSPITAL	1,180	1,000	RRC 34169 API 503-42526		
No 2021 Hist			.004848 Royalty Interest		
			Category: G1		
			Railroad #: 34169		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,180	0	1,000		
GRAHAM ISD I&S	1,180	0	1,000		
GRAHAM ISD M&O	1,180	0	1,000		
NCT COLLEGE	1,180	0	1,000		
GRAHAM HOSPITAL	1,180	0	1,000		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	60	50	Lease: 109611 Type: REAL Owner #: 504342		
GRAHAM ISD I&S	60	50	Legal: STEWART W#1		
GRAHAM ISD M&O	60	50	J RANGER OIL & GAS		
NCT COLLEGE	60	50	A-2059 SEC 2796 TE&L SUR		
GRAHAM HOSPITAL	60	50	RRC 109611		
HB1984: The Appraised value of \$50 in 2026 as compared to \$230 in 2021 is a 78.26% decrease.			.003564 Royalty Interest		
			Category: G1		
			Railroad #: 109611		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	0	50		
GRAHAM ISD I&S	60	0	50		
GRAHAM ISD M&O	60	0	50		
NCT COLLEGE	60	0	50		
GRAHAM HOSPITAL	60	0	50		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	10,990	10	7,550		
GRAHAM ISD I&S	10,990	10	7,550		
GRAHAM ISD M&O	10,990	10	7,550		
NCT COLLEGE	10,990	10	7,550		
GRAHAM HOSPITAL	10,990	10	7,550		