

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

PEAVY FAMILY MINERALS LP  
CIERA BANK TRUST DEPT  
PO BOX 540  
GRAHAM TX 76450



**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: 504520 1374

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	1,150	970	Lease: 7279 Type: REAL Owner #: 504520
GRAHAM ISD I&S	1,150	970	Legal: JONES
GRAHAM ISD M&O	1,150	970	BURGESS SIM E
NCT COLLEGE	1,150	970	A-1629 MCLENDON SURVEY
GRAHAM HOSPITAL	1,150	970	
No 2021 Hist			.015625 Royalty Interest Category: G1 Railroad #: 7279
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,150	0	970
GRAHAM ISD I&S	1,150	0	970
GRAHAM ISD M&O	1,150	0	970
NCT COLLEGE	1,150	0	970
GRAHAM HOSPITAL	1,150	0	970

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	40	40	Lease: 10806 Type: REAL	Owner #: 504520	
GRAHAM ISD I&S	40	40	Legal: ROSSER		
GRAHAM ISD M&O	40	40	DUNCAN LAND & EXPLO		
NCT COLLEGE	40	40	A-1581		
GRAHAM HOSPITAL	40	40			
.002310 Royalty Interest Category: G1 Railroad #: 10806					
HB1984: The Appraised value of \$40 in 2026 as compared to \$30 in 2021 is a 33.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	40		
GRAHAM ISD I&S	40	0	40		
GRAHAM ISD M&O	40	0	40		
NCT COLLEGE	40	0	40		
GRAHAM HOSPITAL	40	0	40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	1,370	1,350	Lease: 13355 Type: REAL	Owner #: 504520	
GRAHAM ISD I&S	1,370	1,350	Legal: SCHLITTLER		
GRAHAM ISD M&O	1,370	1,350	SAFARI RESOURCES LLC		
NCT COLLEGE	1,370	1,350	A- 944		
GRAHAM HOSPITAL	1,370	1,350	RRC 13355		
.007815 Royalty Interest Category: G1 Railroad #: 13355					
HB1984: The Appraised value of \$1,350 in 2026 as compared to \$490 in 2021 is a 175.51% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,360	0	1,350		
GRAHAM ISD I&S	1,360	0	1,350		
GRAHAM ISD M&O	1,360	0	1,350		
NCT COLLEGE	1,360	0	1,350		
GRAHAM HOSPITAL	1,360	0	1,350		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		120	Lease: 13487 Type: REAL	Owner #: 504520	
GRAHAM ISD I&S		120	Legal: WORSHAM W D		
GRAHAM ISD M&O		120	PERRY OPERATING INC		
NCT COLLEGE		120	A-1232		
GRAHAM HOSPITAL		120	RRC 13487		
.005861 Royalty Interest Category: G1 Railroad #: 13487					
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	120		
GRAHAM ISD I&S	0	0	120		
GRAHAM ISD M&O	0	0	120		
NCT COLLEGE	0	0	120		
GRAHAM HOSPITAL	0	0	120		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	320	210	Lease: 23746 Type: REAL Owner #: 504520		
GRAHAM ISD I&S	320	210	Legal: WICKHAM-WEEMS		
GRAHAM ISD M&O	320	210	BDE ENERGY SOLUTIONS		
NCT COLLEGE	320	210	A- 985 SEC 1911 /TE&L SUR		
GRAHAM HOSPITAL	320	210	RRC 23746		
No 2021 Hist			.012500 Royalty Interest		
			Category: G1		
			Railroad #: 23746		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	320	0	210		
GRAHAM ISD I&S	320	0	210		
GRAHAM ISD M&O	320	0	210		
NCT COLLEGE	320	0	210		
GRAHAM HOSPITAL	320	0	210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	1,720	810	Lease: 26334 Type: REAL Owner #: 504520		
GRAHAM ISD I&S	1,720	810	Legal: BUSSELL		
GRAHAM ISD M&O	1,720	810	STOVALL TROY		
NCT COLLEGE	1,720	810	A-1889 BUSSELL C H		
GRAHAM HOSPITAL	1,720	810	RRC 26334		
No 2021 Hist			.012500 Royalty Interest		
			Category: G1		
			Railroad #: 26334		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,720	0	810		
GRAHAM ISD I&S	1,720	0	810		
GRAHAM ISD M&O	1,720	0	810		
NCT COLLEGE	1,720	0	810		
GRAHAM HOSPITAL	1,720	0	810		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	180	100	Lease: 33764 Type: REAL Owner #: 504520		
GRAHAM ISD I&S	180	100	Legal: MCNEILL		
GRAHAM ISD M&O	180	100	BEREN CORP		
NCT COLLEGE	180	100	A- 28 SEC 4 BBB&C		
GRAHAM HOSPITAL	180	100	RRC 33764 503-42378		
HB1984: The Appraised value of \$100 in 2026 as compared to \$970 in 2021 is a 89.69% decrease.			.006250 Royalty Interest		
			Category: G1		
			Railroad #: 33764		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	180	0	100		
GRAHAM ISD I&S	180	0	100		
GRAHAM ISD M&O	180	0	100		
NCT COLLEGE	180	0	100		
GRAHAM HOSPITAL	180	0	100		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,770	0	3,600		
GRAHAM ISD I&S	4,770	0	3,600		
GRAHAM ISD M&O	4,770	0	3,600		
NCT COLLEGE	4,770	0	3,600		
GRAHAM HOSPITAL	4,770	0	3,600		

