

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

AVITUS ENERGY LLC
5331 SPRING VALLEY RD
DALLAS TX 75254-3009



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: 504962 71

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	C 60	340	Lease: 7589 Type: REAL Owner #: 504962
GRAHAM ISD I&S	C 60	340	Legal: FERGUSON -A
GRAHAM ISD M&O	C 60	340	J RANGER OIL & GAS
NCT COLLEGE	C 60	340	A- 274 S TYNES SUR
GRAHAM HOSPITAL	C 60	340	RRC 7589
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002084 Royalty Interest
HB1984: The Appraised value of \$340 in 2026 as compared to \$40 in 2021 is a 750.00% increase.			Category: G1
			Railroad #: 7589
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	280	60
GRAHAM ISD I&S	50	280	60
GRAHAM ISD M&O	50	280	60
NCT COLLEGE	50	280	60
GRAHAM HOSPITAL	50	280	60

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			110	80	Lease: 19520 Type: REAL Owner #: 504962
OLNEY ISD I&S	G		110	80	Legal: MORGAN C V -A
OLNEY ISD M&O	G		110	80	MYERS JAMES B
OLNEY HOSPITAL			110	80	A- 485 TE&L CO SUR #238
Deductions: (G)=LESS THAN \$500 MIN INT					.002604 Royalty Interest
HB1984: The Appraised value of \$80 in 2026 as compared to \$50 in 2021 is a 60.00% increase.					Category: G1
					Railroad #: 19520
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		110	0	80	
OLNEY ISD I&S		0	80	0	
OLNEY ISD M&O		0	80	0	
OLNEY HOSPITAL		110	0	80	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY			60	40	Lease: 19520 Type: REAL Owner #: 504962
OLNEY ISD I&S	G		60	40	Legal: MORGAN C V -A
OLNEY ISD M&O	G		60	40	MYERS JAMES B
OLNEY HOSPITAL			60	40	A- 485 TE&L CO SUR #238
Deductions: (G)=LESS THAN \$500 MIN INT					.001302 Override Royalty
HB1984: The Appraised value of \$40 in 2026 as compared to \$30 in 2021 is a 33.33% increase.					Category: G1
					Railroad #: 19520
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		60	0	40	
OLNEY ISD I&S		0	40	0	
OLNEY ISD M&O		0	40	0	
OLNEY HOSPITAL		60	0	40	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY			C 130	440	Lease: 24808 Type: REAL Owner #: 504962
GRAHAM ISD I&S			C 130	440	Legal: FERGUSON -A
GRAHAM ISD M&O			C 130	440	J RANGER OIL & GAS
NCT COLLEGE			C 130	440	A- 274 S TYNES SUR
GRAHAM HOSPITAL			C 130	440	RRC 24808
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					.002083 Royalty Interest
No 2021 Hist					Category: G1
					Railroad #: 24808
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		130	280	160	
GRAHAM ISD I&S		130	280	160	
GRAHAM ISD M&O		130	280	160	
NCT COLLEGE		130	280	160	
GRAHAM HOSPITAL		130	280	160	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	1,340 1,340 1,340	980 980 980	Lease: 26089 Type: REAL Owner #: 504962 Legal: DAWS W D 766 W #1 SB STREET OPERATING A- 771 SEC 766 /T E & L SUR RRC 26089 .003255 Royalty Interest Category: G1 Railroad #: 26089 HB1984: The Appraised value of \$980 in 2026 as compared to \$530 in 2021 is a 84.91% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	1,310 1,310 1,310	0 0 0	980 980 980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	580 580 580 580 580	550 550 550 550 550	Lease: 26906 Type: REAL Owner #: 504962 Legal: HEARNE L OAKMONT OIL & GAS A-1480 /LOONEY A SUR RRC 26906 .002315 Royalty Interest Category: G1 Railroad #: 26906 HB1984: The Appraised value of \$550 in 2026 as compared to \$1,530 in 2021 is a 64.05% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	580 580 580 580 580	0 0 0 0 0	550 550 550 550 550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	230 230 230 230 230	150 150 150 150 150	Lease: 251901 Type: REAL Owner #: 504962 Legal: INDIAN MOUND UNIT (IMU) RIDGE OIL CO A- 781 TE&L #623/A-652 TE&L RRC 29703 #445 .000011 Royalty Interest Category: G1 Railroad #: 29703 HB1984: The Appraised value of \$150 in 2026 as compared to \$200 in 2021 is a 25.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	230 230 230 230 230	0 0 0 0 0	150 150 150 150 150

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,470	560	2,020		
GRAHAM ISD I&S	990	560	920		
GRAHAM ISD M&O	990	560	920		
NCT COLLEGE	990	560	920		
GRAHAM HOSPITAL	990	560	920		
OLNEY ISD I&S	0	120	0		
OLNEY ISD M&O	0	120	0		
OLNEY HOSPITAL	1,480	0	1,100		
NEWCASTLE ISD	1,310	0	980		

