

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

NADEL AND GUSSMAN LLC  
% DMS & COMPANY  
PO BOX 5677  
ABILENE TX 79608-5677



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| <b>APPRAISAL YEAR 2026</b><br>THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING<br>PROTESTS ON 6/11/2026 AT: 9:00 AM<br>YOUNG CENTRAL APPRAISAL DIST<br>505 5TH ST GRAHAM, TX 76450<br>FOR QUESTIONS, CALL:<br>PRITCHARD & ABBOTT INC<br>PERSONAL PROPERTY: 817-370-3248<br>MINERAL INTEREST: 817-370-3233<br>Protest Deadline: 5-20-2026<br>ARB Hearing: 6-11-2026<br>Owner: 504983 1312<br>VISIT WWW.PANDAI.COM AND SELECT MINERAL OR<br>PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE<br>APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S. |  |
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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  | 1,945,540           | 1,560,470           | Lease: 32756 Type: REAL Owner #: 504983  |
| NEWCASTLE ISD   | 1,945,540           | 1,560,470           | Legal: THUNDER A-965 2H  |
| OLNEY HOSPITAL  | 1,945,540           | 1,560,470           | NADEL & GUSSMAN LLC<br>A- 965 SEC 1678 TE&L CO SUR<br>RRC 32756<br>Agent: 198<br>.755000 Working Interest<br>Category: G1<br>Railroad #: 32756 |
| HB1984: The Appraised value of \$1,560,470 in 2026 as compared to \$1,341,210 in 2021 is a 16.35% increase. |                     |                     |  |
| Taxing Units  | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions)   |
| COUNTY  | 1,945,540           | 0                   | 1,560,470  |
| NEWCASTLE ISD   | 1,945,540           | 0                   | 1,560,470  |
| OLNEY HOSPITAL  | 1,945,540           | 0                   | 1,560,470  |

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   | 133,520             | 60,290              | Lease: 33263 Type: REAL Owner #: 504983   |
| NEWCASTLE ISD  | 133,520             | 60,290              | Legal: THUNDER A-759  |
| OLNEY HOSPITAL   | 133,520             | 60,290              | NADEL & GUSSMAN LLC<br>A- 759 SEC 754 TE&L CO<br>RRC 33263 503 503-42141 #1H<br>Agent: 198<br><br>.755000 Working Interest<br>Category: G1<br>Railroad #: 33263 |
| HB1984: The Appraised value of \$60,290 in 2026 as compared to \$333,190 in 2021 is a 81.91% decrease. |                     |                     |   |
| Taxing Units   | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions)  |
| COUNTY   | 133,520             | 0                   | 60,290  |
| NEWCASTLE ISD  | 133,520             | 0                   | 60,290  |
| OLNEY HOSPITAL   | 133,520             | 0                   | 60,290  |

| Total of all Above Parcels |                             |                             |                          |  |  |
|----------------------------|-----------------------------|-----------------------------|--------------------------|--|--|
| Taxing Units               | Owner's Last Year's Taxable | Owner's Proposed Deductions | Owner's Proposed Taxable |  |  |
| COUNTY                     | 2,079,060                   | 0                           | 1,620,760                |  |  |
| NEWCASTLE ISD              | 2,079,060                   | 0                           | 1,620,760                |  |  |
| OLNEY HOSPITAL             | 2,079,060                   | 0                           | 1,620,760                |  |  |