

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

AM 3 HR VENTURES FLP
% ALBERT L HANSON JR
612 CHARYL LYNN DR
ARGYLE TX 76226



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: 505261 39

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		390	240	Lease: 29234 Type: REAL Owner #: 505261	
GRAHAM ISD I&S		390	240	Legal: DYSINGER-HEAVEN	
GRAHAM ISD M&O		390	240	RIDGE OIL CO	
NCT COLLEGE		390	240	A- 698 SEC 607 TE&L SUR	
GRAHAM HOSPITAL		390	240		
				.003979 Royalty Interest	
				Category: G1	
				Railroad #: 29234	
HB1984: The Appraised value of \$240 in 2026		as compared to \$510 in 2021		is a 52.94% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	390	0	240		
GRAHAM ISD I&S	390	0	240		
GRAHAM ISD M&O	390	0	240		
NCT COLLEGE	390	0	240		
GRAHAM HOSPITAL	390	0	240		

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	5,050	3,880	Lease: 29235 Type: REAL Owner #: 505261
GRAHAM ISD I&S	5,050	3,880	Legal: SECTION 606 -A
GRAHAM ISD M&O	5,050	3,880	RIDGE OIL CO
NCT COLLEGE	5,050	3,880	A- 697 SEC 606 TE&L SUR
GRAHAM HOSPITAL	5,050	3,880	
			.003979 Royalty Interest Category: G1 Railroad #: 29235
HB1984: The Appraised value of \$3,880 in 2026 as compared to \$5,760 in 2021 is a 32.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,050	0	3,880
GRAHAM ISD I&S	5,050	0	3,880
GRAHAM ISD M&O	5,050	0	3,880
NCT COLLEGE	5,050	0	3,880
GRAHAM HOSPITAL	5,050	0	3,880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,130	470	Lease: 251913 Type: REAL Owner #: 505261
GRAHAM ISD I&S	1,130	470	Legal: HAWKINS (NOT IN IMU)
GRAHAM ISD M&O	1,130	470	RIDGE OIL CO
NCT COLLEGE	1,130	470	A- 696 SEC 605 TE&L
GRAHAM HOSPITAL	1,130	470	
			.006944 Royalty Interest Category: G1 Railroad #: 252002
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,130	0	470
GRAHAM ISD I&S	1,130	0	470
GRAHAM ISD M&O	1,130	0	470
NCT COLLEGE	1,130	0	470
GRAHAM HOSPITAL	1,130	0	470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,700	700	Lease: 251913 Type: REAL Owner #: 505261
GRAHAM ISD I&S	1,700	700	Legal: HAWKINS (NOT IN IMU)
GRAHAM ISD M&O	1,700	700	RIDGE OIL CO
NCT COLLEGE	1,700	700	A- 696 SEC 605 TE&L
GRAHAM HOSPITAL	1,700	700	
			.010417 Override Royalty Category: G1 Railroad #: 252002
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,700	0	700
GRAHAM ISD I&S	1,700	0	700
GRAHAM ISD M&O	1,700	0	700
NCT COLLEGE	1,700	0	700
GRAHAM HOSPITAL	1,700	0	700

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	8,270	0	5,290		
GRAHAM ISD I&S	8,270	0	5,290		
GRAHAM ISD M&O	8,270	0	5,290		
NCT COLLEGE	8,270	0	5,290		
GRAHAM HOSPITAL	8,270	0	5,290		