

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

CYPRESS PT ROYALTIES  
701 BRAZOS ST STE 660  
AUSTIN TX 78701



**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: 505788 451

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 NEWCASTLE ISD OLNEY HOSPITAL	4,860 4,860 4,860	3,990 3,990 3,990	Lease: 25219 Type: REAL Owner #: 505788 Legal: HAMILTON SOUTHLAKE EXPL INC A-2093 SEC 785 /T E & L CO SUR  .023125 Override Royalty Category: G1 Railroad #: 25219
HB1984: The Appraised value of \$3,990 in 2026 as compared to \$4,470 in 2021 is a 10.74% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	4,860 4,860 4,860	0 0 0	3,990 3,990 3,990

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	1,330	1,060	Lease: 26494 Type: REAL Owner #: 505788
GRAHAM ISD I&S	1,330	1,060	Legal: ALLAR 1723
GRAHAM ISD M&O	1,330	1,060	HILL R M OPERATING
NCT COLLEGE	1,330	1,060	A-1723 COSBY JAMES SUR
GRAHAM HOSPITAL	1,330	1,060	
			.002500 Override Royalty Category: G1 Railroad #: 26494
HB1984: The Appraised value of \$1,060 in 2026 as compared to \$950 in 2021 is a 11.58% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,320	0	1,060
GRAHAM ISD I&S	1,320	0	1,060
GRAHAM ISD M&O	1,320	0	1,060
NCT COLLEGE	1,320	0	1,060
GRAHAM HOSPITAL	1,320	0	1,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	570	240	Lease: 27031 Type: REAL Owner #: 505788
GRAHAM ISD I&S	570	240	Legal: CHOATE
GRAHAM ISD M&O	570	240	HORSESHOE PRODUCTION
NCT COLLEGE	570	240	A- 190 /MARLIN W N P SUR
GRAHAM HOSPITAL	570	240	
			.002500 Override Royalty Category: G1 Railroad #: 27031
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	570	0	240
GRAHAM ISD I&S	570	0	240
GRAHAM ISD M&O	570	0	240
NCT COLLEGE	570	0	240
GRAHAM HOSPITAL	570	0	240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	150	120	Lease: 28783 Type: REAL Owner #: 505788
NEWCASTLE ISD	150	120	Legal: REEVES "C"
OLNEY HOSPITAL	150	120	HILL, R.M. OPE
			A- 173 /LEE J S SUR
			RRC 28783
			.003750 Override Royalty Category: G1 Railroad #: 28783
HB1984: The Appraised value of \$120 in 2026 as compared to \$420 in 2021 is a 71.43% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	150	0	120
NEWCASTLE ISD	150	0	120
OLNEY HOSPITAL	150	0	120

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,900	0	5,410		
NEWCASTLE ISD	5,010	0	4,110		
OLNEY HOSPITAL	5,010	0	4,110		
GRAHAM ISD I&S	1,890	0	1,300		
GRAHAM ISD M&O	1,890	0	1,300		
NCT COLLEGE	1,890	0	1,300		
GRAHAM HOSPITAL	1,890	0	1,300		