

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

GANNETT OPERATING LLC  
408 4TH ST #A  
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: 505796 630

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	2,730	3,000	Lease: 7173 Type: REAL Owner #: 505796
NEWCASTLE ISD	2,730	3,000	Legal: ALLAR-HUNT -A
OLNEY HOSPITAL	2,730	3,000	GANNETT OPERATING A-1230
.789063 Working Interest Category: G1 Railroad #: 7173			
HB1984: The Appraised value of \$3,000 in 2026 as compared to \$2,730 in 2021 is a 9.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,730	0	3,000
NEWCASTLE ISD	2,730	0	3,000
OLNEY HOSPITAL	2,730	0	3,000

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	5,370	5,370	Lease: 24763 Type: REAL Owner #: 505796
GRAHAM ISD I&S	5,370	5,370	Legal: HOLCOMB -C
GRAHAM ISD M&O	5,370	5,370	GANNETT OPERATING
NCT COLLEGE	5,370	5,370	A- 126 HILL ISAAC I SUR
GRAHAM HOSPITAL	5,370	5,370	
HB1984: The Appraised value of \$5,370 in 2026 as compared to \$8,650 in 2021 is a 37.92% decrease.			.760000 Working Interest Category: G1 Railroad #: 24763
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,370	0	5,370
GRAHAM ISD I&S	5,370	0	5,370
GRAHAM ISD M&O	5,370	0	5,370
NCT COLLEGE	5,370	0	5,370
GRAHAM HOSPITAL	5,370	0	5,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	5,370	5,420	Lease: 29960 Type: REAL Owner #: 505796
GRAHAM ISD I&S	5,370	5,420	Legal: WRIGHT-JONES
GRAHAM ISD M&O	5,370	5,420	GANNETT OPERATING
NCT COLLEGE	5,370	5,420	A-1243 J N TAYLOR SUR
GRAHAM HOSPITAL	5,370	5,420	RRC 29960 #1
HB1984: The Appraised value of \$5,420 in 2026 as compared to \$5,370 in 2021 is a .93% increase.			.800000 Working Interest Category: G1 Railroad #: 29960
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,370	0	5,420
GRAHAM ISD I&S	5,370	0	5,420
GRAHAM ISD M&O	5,370	0	5,420
NCT COLLEGE	5,370	0	5,420
GRAHAM HOSPITAL	5,370	0	5,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	15,270	7,420	Lease: 32963 Type: REAL Owner #: 505796
GRAHAM ISD I&S	15,270	7,420	Legal: MARTIN TRUST #2
GRAHAM ISD M&O	15,270	7,420	GANNETT OPERATING
NCT COLLEGE	15,270	7,420	A- 126 I L HILL SUR
GRAHAM HOSPITAL	15,270	7,420	
HB1984: The Appraised value of \$7,420 in 2026 as compared to \$13,040 in 2021 is a 43.10% decrease.			.800000 Working Interest Category: G1 Railroad #: 32963
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	15,270	0	7,420
GRAHAM ISD I&S	15,270	0	7,420
GRAHAM ISD M&O	15,270	0	7,420
NCT COLLEGE	15,270	0	7,420
GRAHAM HOSPITAL	15,270	0	7,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	5,370	5,370	Lease: 33274 Type: REAL Owner #: 505796
GRAHAM ISD I&S	5,370	5,370	Legal: MURRAY BRIDGE
GRAHAM ISD M&O	5,370	5,370	GANNETT OPERATING
NCT COLLEGE	5,370	5,370	A- 195 A MCLENNAN A-109 GEORGE
GRAHAM HOSPITAL	5,370	5,370	
HB1984: The Appraised value of \$5,370 in 2026 as compared to \$7,030 in 2021 is a 23.61% decrease.			.817143 Working Interest Category: G1 Railroad #: 33274
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,370	0	5,370
GRAHAM ISD I&S	5,370	0	5,370
GRAHAM ISD M&O	5,370	0	5,370
NCT COLLEGE	5,370	0	5,370
GRAHAM HOSPITAL	5,370	0	5,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	106,300	61,210	Lease: 33360 Type: REAL Owner #: 505796
GRAHAM ISD I&S	106,300	61,210	Legal: ECHO
GRAHAM ISD M&O	106,300	61,210	GANNETT OPERATING
NCT COLLEGE	106,300	61,210	A- 126 I L HILL SUR
GRAHAM HOSPITAL	106,300	61,210	RRC 33360 503-42302
HB1984: The Appraised value of \$61,210 in 2026 as compared to \$180,280 in 2021 is a 66.05% decrease.			.750000 Working Interest Category: G1 Railroad #: 33360
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	106,300	0	61,210
GRAHAM ISD I&S	106,300	0	61,210
GRAHAM ISD M&O	106,300	0	61,210
NCT COLLEGE	106,300	0	61,210
GRAHAM HOSPITAL	106,300	0	61,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	13,490	11,030	Lease: 33629 Type: REAL Owner #: 505796
GRAHAM ISD I&S	13,490	11,030	Legal: PHILLIP GEORGE
GRAHAM ISD M&O	13,490	11,030	GANNETT OPERATING
NCT COLLEGE	13,490	11,030	A- 95 FISHER RJ SUR
GRAHAM HOSPITAL	13,490	11,030	RRC 33629 503-42354 #1
HB1984: The Appraised value of \$11,030 in 2026 as compared to \$88,560 in 2021 is a 87.55% decrease.			.794361 Working Interest Category: G1 Railroad #: 33629
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	13,490	0	11,030
GRAHAM ISD I&S	13,490	0	11,030
GRAHAM ISD M&O	13,490	0	11,030
NCT COLLEGE	13,490	0	11,030
GRAHAM HOSPITAL	13,490	0	11,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	351,060	343,420	Lease: 33710 Type: REAL Owner #: 505796
GRAHAM ISD I&S	351,060	343,420	Legal: ALDRIDGE
GRAHAM ISD M&O	351,060	343,420	GANNETT OPERATING
NCT COLLEGE	351,060	343,420	A-1273 WILLIAMS L L
GRAHAM HOSPITAL	351,060	343,420	RRC 33710 503-42380
			.796476 Working Interest
			Category: G1
			Railroad #: 33710
HB1984: The Appraised value of \$343,420 in 2026 as compared to \$344,420 in 2021 is a .29% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	351,060	0	343,420
GRAHAM ISD I&S	351,060	0	343,420
GRAHAM ISD M&O	351,060	0	343,420
NCT COLLEGE	351,060	0	343,420
GRAHAM HOSPITAL	351,060	0	343,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,406,200	853,690	Lease: 34208 Type: REAL Owner #: 505796
GRAHAM ISD I&S	1,406,200	853,690	Legal: CUSENBARY #1 (OIL)
GRAHAM ISD M&O	1,406,200	853,690	GANNETT OPERATING
NCT COLLEGE	1,406,200	853,690	A-1285 YOUNG CSL BLK 18
GRAHAM HOSPITAL	1,406,200	853,690	RRC 34208 API 503-42507
			.750000 Working Interest
			Category: G1
			Railroad #: 34208
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,406,200	0	853,690
GRAHAM ISD I&S	1,406,200	0	853,690
GRAHAM ISD M&O	1,406,200	0	853,690
NCT COLLEGE	1,406,200	0	853,690
GRAHAM HOSPITAL	1,406,200	0	853,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		107,980	Lease: 34414 Type: REAL Owner #: 505796
GRAHAM ISD I&S		107,980	Legal: GRAHAM VICK
GRAHAM ISD M&O		107,980	GANNETT OPERATING
NCT COLLEGE		107,980	A-1230 SEC 3410 TE&L
GRAHAM HOSPITAL		107,980	
			.125000 Royalty Interest
			Category: G1
			Railroad #: 34414
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	107,980
GRAHAM ISD I&S	0	0	107,980
GRAHAM ISD M&O	0	0	107,980
NCT COLLEGE	0	0	107,980
GRAHAM HOSPITAL	0	0	107,980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL  No 2021 Hist		593,120 593,120 593,120 593,120 593,120	Lease: 34414 Type: REAL Owner #: 505796 Legal: GRAHAM VICK GANNETT OPERATING A-1230 SEC 3410 TE&L  .875000 Working Interest Category: G1 Railroad #: 34414
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	0 0 0 0 0	0 0 0 0 0	593,120 593,120 593,120 593,120 593,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL  No 2021 Hist	424,090 424,090 424,090 424,090 424,090	155,510 155,510 155,510 155,510 155,510	Lease: 295658 Type: REAL Owner #: 505796 Legal: CUSENBARY #2 (GAS) GANNETT OPERATING A-1285 YOUNG CSL RRC 295658 API 503-42554  .750000 Working Interest Category: G1 Railroad #: 295658
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	424,090 424,090 424,090 424,090 424,090	0 0 0 0 0	155,510 155,510 155,510 155,510 155,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL  No 2021 Hist	114,570 114,570 114,570 114,570 114,570	45,160 45,160 45,160 45,160 45,160	Lease: 295763 Type: REAL Owner #: 505796 Legal: ENGLISH UNIT GANNETT OPERATING A- 126 HILL I L RRC 295763 API 503-42529  .771352 Working Interest Category: G1 Railroad #: 295763
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	114,570 114,570 114,570 114,570 114,570	0 0 0 0 0	45,160 45,160 45,160 45,160 45,160

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,449,820	0	2,197,700		
NEWCASTLE ISD	2,730	0	3,000		
OLNEY HOSPITAL	2,730	0	3,000		
GRAHAM ISD I&S	2,447,090	0	2,194,700		
GRAHAM ISD M&O	2,447,090	0	2,194,700		
NCT COLLEGE	2,447,090	0	2,194,700		
GRAHAM HOSPITAL	2,447,090	0	2,194,700		

