

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

FORD REBECCA TRUST  
% RYAN LLC  
1233 W LOOP S #1500  
HOUSTON TX 77027



<b>APPRAISAL YEAR 2026</b> 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: 506566 601  VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE 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		60	Lease: 8080 Type: REAL Owner #: 506566
GRAHAM ISD I&S		60	Legal: EASTERLY S A -C
GRAHAM ISD M&O		60	KRAMER OPERATING LLC
NCT COLLEGE		60	A- 62
GRAHAM HOSPITAL		60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$30 in 2021 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	60
GRAHAM ISD I&S	0	0	60
GRAHAM ISD M&O	0	0	60
NCT COLLEGE	0	0	60
GRAHAM HOSPITAL	0	0	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 GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL		20 20 20 20 20	Lease: 8080 Type: REAL Owner #: 506566 Legal: EASTERLY S A -C KRAMER OPERATING LLC A- 62  Agent: 549  .000669 Override Royalty Category: G1 Railroad #: 8080  HB1984: The Appraised value of \$20 in 2026 as compared to \$10 in 2021 is a 100.00% increase.
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	20 20 20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY NEWCASTLE ISD G OLNEY HOSPITAL G	20 20 20	10 10 10	Lease: 28783 Type: REAL Owner #: 506566 Legal: REEVES "C" HILL, R.M. OPE A- 173 /LEE J S SUR RRC 28783  Agent: 549  .000430 Royalty Interest Category: G1 Railroad #: 28783  Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2026 as compared to \$50 in 2021 is a 80.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	20 0 0	0 10 10	10 0 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	340 340 340 340 340	290 290 290 290 290	Lease: 30117 Type: REAL Owner #: 506566 Legal: HENLEY HEIRS 'B' W#1 RILEY R J OPERATING A- 62 CARTER W T SUR  Agent: 549  .003815 Royalty Interest Category: G1 Railroad #: 30117  HB1984: The Appraised value of \$290 in 2026 as compared to \$220 in 2021 is a 31.82% increase.
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	340 340 340 340 340	0 0 0 0 0	290 290 290 290 290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	60	50	Lease: 30117 Type: REAL Owner #: 506566
GRAHAM ISD I&S	60	50	Legal: HENLEY HEIRS 'B' W#1
GRAHAM ISD M&O	60	50	RILEY R J OPERATING
NCT COLLEGE	60	50	A- 62 CARTER W T SUR
GRAHAM HOSPITAL	60	50	
HB1984: The Appraised value of \$50 in 2026 as compared to \$40 in 2021 is a 25.00% increase.			Agent: 549
			.000669 Override Royalty
			Category: G1
			Railroad #: 30117
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	0	50
GRAHAM ISD I&S	60	0	50
GRAHAM ISD M&O	60	0	50
NCT COLLEGE	60	0	50
GRAHAM HOSPITAL	60	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	300	230	Lease: 188240 Type: REAL Owner #: 506566
GRAHAM ISD I&S	300	230	Legal: YOUNG FANNIE W#2A
GRAHAM ISD M&O	300	230	SKY RESOURCES
NCT COLLEGE	300	230	A-1240 SEC 1116 TE&L
GRAHAM HOSPITAL	300	230	
HB1984: The Appraised value of \$230 in 2026 as compared to \$440 in 2021 is a 47.73% decrease.			Agent: 549
			.002861 Royalty Interest
			Category: G1
			Railroad #: 188240
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	0	230
GRAHAM ISD I&S	300	0	230
GRAHAM ISD M&O	300	0	230
NCT COLLEGE	300	0	230
GRAHAM HOSPITAL	300	0	230

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY	720	0	660	
GRAHAM ISD I&S	700	0	650	
GRAHAM ISD M&O	700	0	650	
NCT COLLEGE	700	0	650	
GRAHAM HOSPITAL	700	0	650	
NEWCASTLE ISD	0	10	0	
OLNEY HOSPITAL	0	10	0	

