

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

VINCENT JEFFREY S
12353 GREEN ASH DR
FORT WORTH TX 76244



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: 506604 1894

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	1,100	550	Lease: 7617 Type: REAL Owner #: 506604
GRAHAM ISD I&S	1,100	550	Legal: STEWART A&B
GRAHAM ISD M&O	1,100	550	W T X CAPITAL
NCT COLLEGE	1,100	550	A-1284 YCOL LOT #2
GRAHAM HOSPITAL	1,100	550	
HB1984: The Appraised value of \$550 in 2026 as compared to \$1,360 in 2021 is a 59.56% decrease.			.004333 Royalty Interest Category: G1 Railroad #: 7617
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,100	0	550
GRAHAM ISD I&S	1,100	0	550
GRAHAM ISD M&O	1,100	0	550
NCT COLLEGE	1,100	0	550
GRAHAM HOSPITAL	1,100	0	550

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	520	470	Lease: 14369 Type: REAL Owner #: 506604
GRAHAM ISD I&S	520	470	Legal: N WILTON STRAWN UN#1
GRAHAM ISD M&O	520	470	B O L D OIL & GAS
NCT COLLEGE	520	470	A- 274
GRAHAM HOSPITAL	520	470	RRC 14369
HB1984: The Appraised value of \$470 in 2026 as compared to \$330 in 2021 is a 42.42% increase.			.002736 Royalty Interest Category: G1 Railroad #: 14369
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	520	0	470
GRAHAM ISD I&S	520	0	470
GRAHAM ISD M&O	520	0	470
NCT COLLEGE	520	0	470
GRAHAM HOSPITAL	520	0	470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	50	40	Lease: 14370 Type: REAL Owner #: 506604
GRAHAM ISD I&S	50	40	Legal: N WILTON STRAWN UN#2
GRAHAM ISD M&O	50	40	B O L D OIL & GAS
NCT COLLEGE	50	40	A- 274
GRAHAM HOSPITAL	50	40	RRC 14369
HB1984: The Appraised value of \$40 in 2026 as compared to \$30 in 2021 is a 33.33% increase.			.001368 Royalty Interest Category: G1 Railroad #: 14369
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	0	40
GRAHAM ISD I&S	50	0	40
GRAHAM ISD M&O	50	0	40
NCT COLLEGE	50	0	40
GRAHAM HOSPITAL	50	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 60	80	Lease: 14371 Type: REAL Owner #: 506604
GRAHAM ISD I&S	C 60	80	Legal: N WILTON STRAWN UN#3
GRAHAM ISD M&O	C 60	80	B O L D OIL & GAS
NCT COLLEGE	C 60	80	A-1284
GRAHAM HOSPITAL	C 60	80	RRC 14369
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002735 Royalty Interest Category: G1 Railroad #: 14369
HB1984: The Appraised value of \$80 in 2026 as compared to \$40 in 2021 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	10	70
GRAHAM ISD I&S	60	10	70
GRAHAM ISD M&O	60	10	70
NCT COLLEGE	60	10	70
GRAHAM HOSPITAL	60	10	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	490	430	Lease: 14372 Type: REAL Owner #: 506604
GRAHAM ISD I&S	490	430	Legal: N WILTON STRAWN UN#4
GRAHAM ISD M&O	490	430	B O L D OIL & GAS
NCT COLLEGE	490	430	A-1284
GRAHAM HOSPITAL	490	430	RRC 14369
HB1984: The Appraised value of \$430 in 2026 as compared to \$310 in 2021 is a 38.71% increase.			.002736 Royalty Interest Category: G1 Railroad #: 14369
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	490	0	430
GRAHAM ISD I&S	490	0	430
GRAHAM ISD M&O	490	0	430
NCT COLLEGE	490	0	430
GRAHAM HOSPITAL	490	0	430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	100	90	Lease: 28916 Type: REAL Owner #: 506604
GRAHAM ISD I&S	100	90	Legal: STEWART-DAWSON
GRAHAM ISD M&O	100	90	DAYLIGHT PETROLEUM
NCT COLLEGE	100	90	A- 76 /DAWSON D SUR
GRAHAM HOSPITAL	100	90	
No 2021 Hist			.005693 Royalty Interest Category: G1 Railroad #: 28916
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	90
GRAHAM ISD I&S	100	0	90
GRAHAM ISD M&O	100	0	90
NCT COLLEGE	100	0	90
GRAHAM HOSPITAL	100	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	630	610	Lease: 32082 Type: REAL Owner #: 506604
GRAHAM ISD I&S	630	610	Legal: STEWART #2
GRAHAM ISD M&O	630	610	POP OPERATING
NCT COLLEGE	630	610	A-1284 BLK 10 YOUNG CTY SCH
GRAHAM HOSPITAL	630	610	RRC 32082
HB1984: The Appraised value of \$610 in 2026 as compared to \$400 in 2021 is a 52.50% increase.			.002610 Royalty Interest Category: G1 Railroad #: 32082
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	630	0	610
GRAHAM ISD I&S	630	0	610
GRAHAM ISD M&O	630	0	610
NCT COLLEGE	630	0	610
GRAHAM HOSPITAL	630	0	610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	5,590	3,420	Lease: 34085 Type: REAL Owner #: 506604		
GRAHAM ISD I&S	5,590	3,420	Legal: STEWART DEEP		
GRAHAM ISD M&O	5,590	3,420	B O L D OIL & GAS		
NCT COLLEGE	5,590	3,420	A-1284 SEC 3 YOUNG CSL		
GRAHAM HOSPITAL	5,590	3,420	RRC 34085 #1		
No 2021 Hist			.005416 Royalty Interest		
			Category: G1		
			Railroad #: 34085		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	5,590	0	3,420		
GRAHAM ISD I&S	5,590	0	3,420		
GRAHAM ISD M&O	5,590	0	3,420		
NCT COLLEGE	5,590	0	3,420		
GRAHAM HOSPITAL	5,590	0	3,420		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	990	840	Lease: 34169 Type: REAL Owner #: 506604		
GRAHAM ISD I&S	990	840	Legal: STEWART		
GRAHAM ISD M&O	990	840	B O L D OIL & GAS		
NCT COLLEGE	990	840	A-2060 TE&L CO SEC 2797		
GRAHAM HOSPITAL	990	840	RRC 34169 API 503-42526		
No 2021 Hist			.004085 Royalty Interest		
			Category: G1		
			Railroad #: 34169		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	990	0	840		
GRAHAM ISD I&S	990	0	840		
GRAHAM ISD M&O	990	0	840		
NCT COLLEGE	990	0	840		
GRAHAM HOSPITAL	990	0	840		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	50	40	Lease: 109611 Type: REAL Owner #: 506604		
GRAHAM ISD I&S	50	40	Legal: STEWART W#1		
GRAHAM ISD M&O	50	40	J RANGER OIL & GAS		
NCT COLLEGE	50	40	A-2059 SEC 2796 TE&L SUR		
GRAHAM HOSPITAL	50	40	RRC 109611		
HB1984: The Appraised value of \$40 in 2026 as compared to \$190 in 2021 is a 78.95% decrease.			.002946 Royalty Interest		
			Category: G1		
			Railroad #: 109611		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	50	0	40		
GRAHAM ISD I&S	50	0	40		
GRAHAM ISD M&O	50	0	40		
NCT COLLEGE	50	0	40		
GRAHAM HOSPITAL	50	0	40		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	9,580	10	6,560		
GRAHAM ISD I&S	9,580	10	6,560		
GRAHAM ISD M&O	9,580	10	6,560		
NCT COLLEGE	9,580	10	6,560		
GRAHAM HOSPITAL	9,580	10	6,560		