

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

TRAN FAMILY TRUST LP  
PO BOX 195836  
DALLAS TX 75219



**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: 506695 1859

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	1,580	1,000	Lease: 7871 Type: REAL Owner #: 506695
NEWCASTLE ISD	1,580	1,000	Legal: DOWDA FRED W
OLNEY HOSPITAL	1,580	1,000	KEATING ENERGY A- 726 TE&L #721 RRC 7871
HB1984: The Appraised value of \$1,000 in 2026 as compared to \$1,910 in 2021 is a 47.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,580	0	1,000
NEWCASTLE ISD	1,580	0	1,000
OLNEY HOSPITAL	1,580	0	1,000

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	50	50	Lease: 12843 Type: REAL	Owner #: 506695	
GRAHAM ISD I&S	50	50	Legal: AKERS J W #3A		
GRAHAM ISD M&O	50	50	PITCOCK INC		
NCT COLLEGE	50	50	A- 83 DUNN WM SUR		
GRAHAM HOSPITAL	50	50			
.002313 Royalty Interest					
Category: G1					
Railroad #: 12843					
HB1984: The Appraised value of \$50 in 2026 as compared to \$60 in 2021 is a 16.67% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	50	0	50		
GRAHAM ISD I&S	50	0	50		
GRAHAM ISD M&O	50	0	50		
NCT COLLEGE	50	0	50		
GRAHAM HOSPITAL	50	0	50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	10	10	Lease: 13021 Type: REAL	Owner #: 506695	
GRAHAM ISD I&S	10	10	Legal: LUPTON UNIT TR 21		
GRAHAM ISD M&O	10	10	COOPER OIL & GAS		
NCT COLLEGE	10	10	A- 125		
GRAHAM HOSPITAL	10	10	RRC 13041		
.000262 Royalty Interest					
Category: G1					
Railroad #: 13041					
HB1984: The Appraised value of \$10 in 2026 as compared to \$10 in 2021 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	10		
GRAHAM ISD I&S	10	0	10		
GRAHAM ISD M&O	10	0	10		
NCT COLLEGE	10	0	10		
GRAHAM HOSPITAL	10	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	330	110	Lease: 15061 Type: REAL	Owner #: 506695	
GRAHAM ISD I&S	330	110	Legal: LISLE T L		
GRAHAM ISD M&O	330	110	GRECO OPERATING		
NCT COLLEGE	330	110	A- 209 /MEADOR M SUR		
GRAHAM HOSPITAL	330	110			
.004341 Royalty Interest					
Category: G1					
Railroad #: 15061					
HB1984: The Appraised value of \$110 in 2026 as compared to \$130 in 2021 is a 15.38% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	260	0	110		
GRAHAM ISD I&S	260	0	110		
GRAHAM ISD M&O	260	0	110		
NCT COLLEGE	260	0	110		
GRAHAM HOSPITAL	260	0	110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	130	80	Lease: 29234 Type: REAL Owner #: 506695
GRAHAM ISD I&S	130	80	Legal: DYSINGER-HEAVEN
GRAHAM ISD M&O	130	80	RIDGE OIL CO
NCT COLLEGE	130	80	A- 698 SEC 607 TE&L SUR
GRAHAM HOSPITAL	130	80	
.001279 Royalty Interest Category: G1 Railroad #: 29234			
HB1984: The Appraised value of \$80 in 2026 as compared to \$160 in 2021 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	0	80
GRAHAM ISD I&S	130	0	80
GRAHAM ISD M&O	130	0	80
NCT COLLEGE	130	0	80
GRAHAM HOSPITAL	130	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,620	1,250	Lease: 29235 Type: REAL Owner #: 506695
GRAHAM ISD I&S	1,620	1,250	Legal: SECTION 606 -A
GRAHAM ISD M&O	1,620	1,250	RIDGE OIL CO
NCT COLLEGE	1,620	1,250	A- 697 SEC 606 TE&L SUR
GRAHAM HOSPITAL	1,620	1,250	
.001279 Royalty Interest Category: G1 Railroad #: 29235			
HB1984: The Appraised value of \$1,250 in 2026 as compared to \$1,850 in 2021 is a 32.43% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,620	0	1,250
GRAHAM ISD I&S	1,620	0	1,250
GRAHAM ISD M&O	1,620	0	1,250
NCT COLLEGE	1,620	0	1,250
GRAHAM HOSPITAL	1,620	0	1,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	470	370	Lease: 29326 Type: REAL Owner #: 506695
GRAHAM ISD I&S	470	370	Legal: LISLE T L -A-
GRAHAM ISD M&O	470	370	GRECO OPERATING
NCT COLLEGE	470	370	A- 209 MEADORS MARK SUR
GRAHAM HOSPITAL	470	370	
.004340 Royalty Interest Category: G1 Railroad #: 29326			
HB1984: The Appraised value of \$370 in 2026 as compared to \$630 in 2021 is a 41.27% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	320	0	370
GRAHAM ISD I&S	320	0	370
GRAHAM ISD M&O	320	0	370
NCT COLLEGE	320	0	370
GRAHAM HOSPITAL	320	0	370

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		20 20 20 20 20	Lease: 116387 Type: REAL Owner #: 506695 Legal: AKERS J W W#1 PITCOCK, INC. A- 83 DUNN WM SUR  .002313 Royalty Interest Category: G1 Railroad #: 116387
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 GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	C 260 C 260 C 260 C 260 C 260	2,360 2,360 2,360 2,360 2,360	Lease: 285054 Type: REAL Owner #: 506695 Legal: GRAHAM ESTATE "1178" UNIT STOVALL OPERATING CO A-1178 SEC 2908 TE&L RRC 285054 503 38800  .002314 Royalty Interest Category: G1 Railroad #: 285054
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,360 in 2026 as compared to \$550 in 2021 is a 329.09% 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	260 260 260 260 260	2,050 2,050 2,050 2,050 2,050	310 310 310 310 310

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,230	2,050	3,200		
NEWCASTLE ISD	1,580	0	1,000		
OLNEY HOSPITAL	1,580	0	1,000		
GRAHAM ISD I&S	2,650	2,050	2,200		
GRAHAM ISD M&O	2,650	2,050	2,200		
NCT COLLEGE	2,650	2,050	2,200		
GRAHAM HOSPITAL	2,650	2,050	2,200		