

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

MCGAHA PROPERTIES LTD
% LERETA LLC
901 CORPORATE CENTER DRIVE
POMONA CA 91768



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: 506785 1208 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	550	500	Lease: 14369 Type: REAL Owner #: 506785
GRAHAM ISD I&S	550	500	Legal: N WILTON STRAWN UN#1
GRAHAM ISD M&O	550	500	B O L D OIL & GAS
NCT COLLEGE	550	500	A- 274
GRAHAM HOSPITAL	550	500	RRC 14369
HB1984: The Appraised value of \$500 in 2026 as compared to \$350 in 2021 is a 42.86% increase.			Agent: 291
			.002905 Override Royalty
			Category: G1
			Railroad #: 14369
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	550	0	500
GRAHAM ISD I&S	550	0	500
GRAHAM ISD M&O	550	0	500
NCT COLLEGE	550	0	500
GRAHAM HOSPITAL	550	0	500

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	100	90	Lease: 14370 Type: REAL Owner #: 506785
GRAHAM ISD I&S	100	90	Legal: N WILTON STRAWN UN#2
GRAHAM ISD M&O	100	90	B O L D OIL & GAS
NCT COLLEGE	100	90	A- 274
GRAHAM HOSPITAL	100	90	RRC 14369
			Agent: 291
			.002905 Override Royalty
			Category: G1
			Railroad #: 14369
HB1984: The Appraised value of \$90 in 2026 as compared to \$60 in 2021 is a 50.00% increase.			
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	C 690	980	Lease: 14371 Type: REAL Owner #: 506785
GRAHAM ISD I&S	C 690	980	Legal: N WILTON STRAWN UN#3
GRAHAM ISD M&O	C 690	980	B O L D OIL & GAS
NCT COLLEGE	C 690	980	A-1284
GRAHAM HOSPITAL	C 690	980	RRC 14369
			Agent: 291
			.032812 Override Royalty
			Category: G1
			Railroad #: 14369
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$980 in 2026 as compared to \$440 in 2021 is a 122.73% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	690	150	830
GRAHAM ISD I&S	690	150	830
GRAHAM ISD M&O	690	150	830
NCT COLLEGE	690	150	830
GRAHAM HOSPITAL	690	150	830

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,340	150	1,420		
GRAHAM ISD I&S	1,340	150	1,420		
GRAHAM ISD M&O	1,340	150	1,420		
NCT COLLEGE	1,340	150	1,420		
GRAHAM HOSPITAL	1,340	150	1,420		