

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

MCCAFFERY MICHAEL E
4558 JESSICA DR
LOS ANGELES CA 90065-4116



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: 507142 1182

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	9,070	5,650	Lease: 34208 Type: REAL Owner #: 507142
GRAHAM ISD I&S	9,070	5,650	Legal: CUSENBARY #1 (OIL)
GRAHAM ISD M&O	9,070	5,650	GANNETT OPERATING
NCT COLLEGE	9,070	5,650	A-1285 YOUNG CSL BLK 18
GRAHAM HOSPITAL	9,070	5,650	RRC 34208 API 503-42507
No 2021 Hist			.004167 Royalty Interest Category: G1 Railroad #: 34208
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	9,070	0	5,650
GRAHAM ISD I&S	9,070	0	5,650
GRAHAM ISD M&O	9,070	0	5,650
NCT COLLEGE	9,070	0	5,650
GRAHAM HOSPITAL	9,070	0	5,650

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		2,880	1,310	Lease: 295658	Type: REAL	Owner #: 507142
GRAHAM ISD I&S		2,880	1,310	Legal: CUSENBARY #2 (GAS)		
GRAHAM ISD M&O		2,880	1,310	GANNETT OPERATING		
NCT COLLEGE		2,880	1,310	A-1285 YOUNG CSL		
GRAHAM HOSPITAL		2,880	1,310	RRC 295658 API 503-42554		
No 2021 Hist				.004167 Royalty Interest		
				Category: G1		
				Railroad #: 295658		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,880	0	1,310		
GRAHAM ISD I&S		2,880	0	1,310		
GRAHAM ISD M&O		2,880	0	1,310		
NCT COLLEGE		2,880	0	1,310		
GRAHAM HOSPITAL		2,880	0	1,310		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	11,950	0	6,960		
GRAHAM ISD I&S	11,950	0	6,960		
GRAHAM ISD M&O	11,950	0	6,960		
NCT COLLEGE	11,950	0	6,960		
GRAHAM HOSPITAL	11,950	0	6,960		