

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

ACF II LP
PO BOX 926
CYPRESS TX 77410



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: 507300 8

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	380	380	Lease: 19397 Type: REAL Owner #: 507300
GRAHAM ISD I&S	380	380	Legal: GRAHAM-HARRISON
GRAHAM ISD M&O	380	380	STREET S B OPERATING
NCT COLLEGE	380	380	A-1802 & A 1662 ALLEN J
GRAHAM HOSPITAL	380	380	
No 2021 Hist			.001591 Override Royalty Category: G1 Railroad #: 19397
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	380	0	380
GRAHAM ISD I&S	380	0	380
GRAHAM ISD M&O	380	0	380
NCT COLLEGE	380	0	380
GRAHAM HOSPITAL	380	0	380

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	3,040	2,310	Lease: 33291 Type: REAL Owner #: 507300		
GRAHAM ISD I&S	3,040	2,310	Legal: BRYSON HEIRS SOUTH		
GRAHAM ISD M&O	3,040	2,310	D L OPERATING		
NCT COLLEGE	3,040	2,310	A-1774 SEC 18 LC COOK/POIEVENT		
GRAHAM HOSPITAL	3,040	2,310	RRC 33291 503-42265 #1		
No 2021 Hist			.002493 Royalty Interest		
			Category: G1		
			Railroad #: 33291		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,040	0	2,310		
GRAHAM ISD I&S	3,040	0	2,310		
GRAHAM ISD M&O	3,040	0	2,310		
NCT COLLEGE	3,040	0	2,310		
GRAHAM HOSPITAL	3,040	0	2,310		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	1,280	830	Lease: 251901 Type: REAL Owner #: 507300		
GRAHAM ISD I&S	1,280	830	Legal: INDIAN MOUND UNIT (IMU)		
GRAHAM ISD M&O	1,280	830	RIDGE OIL CO		
NCT COLLEGE	1,280	830	A- 781 TE&L #623/A-652 TE&L		
GRAHAM HOSPITAL	1,280	830	RRC 29703 #445		
No 2021 Hist			.000061 Royalty Interest		
			Category: G1		
			Railroad #: 29703		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,280	0	830		
GRAHAM ISD I&S	1,280	0	830		
GRAHAM ISD M&O	1,280	0	830		
NCT COLLEGE	1,280	0	830		
GRAHAM HOSPITAL	1,280	0	830		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,700	0	3,520		
GRAHAM ISD I&S	4,700	0	3,520		
GRAHAM ISD M&O	4,700	0	3,520		
NCT COLLEGE	4,700	0	3,520		
GRAHAM HOSPITAL	4,700	0	3,520		