

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

DANIEL MILTON E EST      BOA  
% RYAN LLC  
1233 W LOOP S #1500  
HOUSTON      TX 77027



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: 6002735 459  
  
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	980	730	Lease: 13014 Type: REAL Owner #: 6002735
GRAHAM ISD I&S	980	730	Legal: LUPTON UNIT TR 14
GRAHAM ISD M&O	980	730	COOPER OIL & GAS
NCT COLLEGE	980	730	A-1244
GRAHAM HOSPITAL	980	730	RRC 13041
HB1984: The Appraised value of \$730 in 2026 as compared to \$910 in 2021 is a 19.78% decrease.			Agent: 549
			.082032 Override Royalty
			Category: G1
			Railroad #: 13041
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	980	0	730
GRAHAM ISD I&S	980	0	730
GRAHAM ISD M&O	980	0	730
NCT COLLEGE	980	0	730
GRAHAM HOSPITAL	980	0	730

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	330	250	Lease: 13016 Type: REAL Owner #: 6002735
GRAHAM ISD I&S	330	250	Legal: LUPTON UNIT TR 16
GRAHAM ISD M&O	330	250	COOPER OIL & GAS
NCT COLLEGE	330	250	A- 39
GRAHAM HOSPITAL	330	250	RRC 13041
HB1984: The Appraised value of \$250 in 2026 as compared to \$310 in 2021 is a 19.35% decrease.			Agent: 549
.082031 Override Royalty			
Category: G1			
Railroad #: 13041			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	0	250
GRAHAM ISD I&S	330	0	250
GRAHAM ISD M&O	330	0	250
NCT COLLEGE	330	0	250
GRAHAM HOSPITAL	330	0	250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	3,180	2,370	Lease: 13021 Type: REAL Owner #: 6002735
GRAHAM ISD I&S	3,180	2,370	Legal: LUPTON UNIT TR 21
GRAHAM ISD M&O	3,180	2,370	COOPER OIL & GAS
NCT COLLEGE	3,180	2,370	A- 125
GRAHAM HOSPITAL	3,180	2,370	RRC 13041
HB1984: The Appraised value of \$2,370 in 2026 as compared to \$2,960 in 2021 is a 19.93% decrease.			Agent: 549
.082031 Override Royalty			
Category: G1			
Railroad #: 13041			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,180	0	2,370
GRAHAM ISD I&S	3,180	0	2,370
GRAHAM ISD M&O	3,180	0	2,370
NCT COLLEGE	3,180	0	2,370
GRAHAM HOSPITAL	3,180	0	2,370

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,490	0	3,350		
GRAHAM ISD I&S	4,490	0	3,350		
GRAHAM ISD M&O	4,490	0	3,350		
NCT COLLEGE	4,490	0	3,350		
GRAHAM HOSPITAL	4,490	0	3,350		