

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

DUNCAN FAMILY TR  
W C DUNCAN II & IDA JO DUNCAN  
1686 CLOVER LN  
WICHITA FALLS TX 76305-7208



**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: 6003031 516  
  
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	240	190	Lease: 20288 Type: REAL Owner #: 6003031
OLNEY ISD I&S G	240	190	Legal: CAMPBELL -C
OLNEY ISD M&O G	240	190	CRAIG, ROBERT
OLNEY HOSPITAL G	240	190	A- 861 SEC1371 /T E & L SUR
Deductions: (G)=LESS THAN \$500 MIN INT			.006266 Override Royalty
HB1984: The Appraised value of \$190 in 2026 as compared to \$420 in 2021 is a 54.76% decrease.			Category: G1
			Railroad #: 20288
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	240	0	190
OLNEY ISD I&S	0	190	0
OLNEY ISD M&O	0	190	0
OLNEY HOSPITAL	0	190	0

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	90	60	Lease: 22486 Type: REAL Owner #: 6003031
OLNEY ISD I&S G	90	60	Legal: KUNKEL
OLNEY ISD M&O G	90	60	MAHLER KELLY OPR
OLNEY HOSPITAL G	90	60	A-1838 KUNKELL H D SUR
Deductions: (G)=LESS THAN \$500 MIN INT			.001953 Royalty Interest
HB1984: The Appraised value of \$60 in 2026 as compared to \$240 in 2021 is a 75.00% decrease.			Category: G1
			Railroad #: 22486
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	0	60
OLNEY ISD I&S	0	60	0
OLNEY ISD M&O	0	60	0
OLNEY HOSPITAL	0	60	0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	3,220	2,050	Lease: 24332 Type: REAL Owner #: 6003031
GRAHAM ISD I&S	3,220	2,050	Legal: MCKINLEY JOE E "C"
GRAHAM ISD M&O	3,220	2,050	TB PETROLEUM LLC
NCT COLLEGE	3,220	2,050	A- 961 SEC 1674 TE&L SUR
GRAHAM HOSPITAL	3,220	2,050	RRC 24332
HB1984: The Appraised value of \$2,050 in 2026 as compared to \$2,410 in 2021 is a 14.94% decrease.			.020834 Royalty Interest
			Category: G1
			Railroad #: 24332
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,220	0	2,050
GRAHAM ISD I&S	3,220	0	2,050
GRAHAM ISD M&O	3,220	0	2,050
NCT COLLEGE	3,220	0	2,050
GRAHAM HOSPITAL	3,220	0	2,050

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,550	0	2,300		
OLNEY ISD I&S	0	250	0		
OLNEY ISD M&O	0	250	0		
OLNEY HOSPITAL	0	250	0		
GRAHAM ISD I&S	3,220	0	2,050		
GRAHAM ISD M&O	3,220	0	2,050		
NCT COLLEGE	3,220	0	2,050		
GRAHAM HOSPITAL	3,220	0	2,050		