

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

FREEMAN ANN F TRUST  
4245 KEMP BLVD #401  
WICHITA FALLS TX 76308



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: 6003360 615  
  
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	5,460	3,830	Lease: 7426	Type: REAL	Owner #: 6003360
GRAHAM ISD I&S	5,460	3,830	Legal: GRAHAM-VICK "B"		
GRAHAM ISD M&O	5,460	3,830	J B J OIL PROP		
NCT COLLEGE	5,460	3,830	A- 135 HINES ALLEN		
GRAHAM HOSPITAL	5,460	3,830	RRC 7426		
			.015625 Royalty Interest		
			Category: G1		
			Railroad #: 7426		
HB1984: The Appraised value of \$3,830 in 2026 as compared to \$4,380 in 2021 is a 12.56% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	5,460	0	3,830		
GRAHAM ISD I&S	5,460	0	3,830		
GRAHAM ISD M&O	5,460	0	3,830		
NCT COLLEGE	5,460	0	3,830		
GRAHAM HOSPITAL	5,460	0	3,830		

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	60	40	Lease: 7429 Type: REAL	Owner #: 6003360	
GRAHAM ISD I&S	60	40	Legal: GRAHAM-VICK "A"		
GRAHAM ISD M&O	60	40	J B J OIL PROP		
NCT COLLEGE	60	40	A- 135 HINES ALLEN		
GRAHAM HOSPITAL	60	40	RRC 7426		
No 2021 Hist			.002930 Royalty Interest		
			Category: G1		
			Railroad #: 7426		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	0	40		
GRAHAM ISD I&S	60	0	40		
GRAHAM ISD M&O	60	0	40		
NCT COLLEGE	60	0	40		
GRAHAM HOSPITAL	60	0	40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	6,730	6,360	Lease: 18065 Type: REAL	Owner #: 6003360	
GRAHAM ISD I&S	6,730	6,360	Legal: HARRISON		
GRAHAM ISD M&O	6,730	6,360	STREET S B OPERATING		
NCT COLLEGE	6,730	6,360	A- 12		
GRAHAM HOSPITAL	6,730	6,360			
			.011134 Royalty Interest		
			Category: G1		
			Railroad #: 18065		
HB1984: The Appraised value of \$6,360 in 2026 as compared to \$3,450 in 2021 is a 84.35% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	6,730	0	6,360		
GRAHAM ISD I&S	6,730	0	6,360		
GRAHAM ISD M&O	6,730	0	6,360		
NCT COLLEGE	6,730	0	6,360		
GRAHAM HOSPITAL	6,730	0	6,360		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	3,530	3,540	Lease: 19397 Type: REAL	Owner #: 6003360	
GRAHAM ISD I&S	3,530	3,540	Legal: GRAHAM-HARRISON		
GRAHAM ISD M&O	3,530	3,540	STREET S B OPERATING		
NCT COLLEGE	3,530	3,540	A-1802 & A 1662 ALLEN J		
GRAHAM HOSPITAL	3,530	3,540			
			.014844 Royalty Interest		
			Category: G1		
			Railroad #: 19397		
HB1984: The Appraised value of \$3,540 in 2026 as compared to \$8,420 in 2021 is a 57.96% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,530	0	3,540		
GRAHAM ISD I&S	3,530	0	3,540		
GRAHAM ISD M&O	3,530	0	3,540		
NCT COLLEGE	3,530	0	3,540		
GRAHAM HOSPITAL	3,530	0	3,540		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,970	2,480	Lease: 29433 Type: REAL Owner #: 6003360
WOODSON ISD	C 1,970	2,480	Legal: GRAHAM "S" UNIT
GRAHAM HOSPITAL	C 1,970	2,480	BEREXCO OPERATING A- 951 SEC 1664 TE&L SUR RRC 29433
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.011719 Royalty Interest Category: G1 Railroad #: 29433
HB1984: The Appraised value of \$2,480 in 2026 as compared to \$1,390 in 2021 is a 78.42% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,970	120	2,360
WOODSON ISD	1,970	120	2,360
GRAHAM HOSPITAL	1,970	120	2,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	7,120	4,050	Lease: 30024 Type: REAL Owner #: 6003360
GRAHAM ISD I&S	7,120	4,050	Legal: BURKETT
GRAHAM ISD M&O	7,120	4,050	GOOPCO INC
NCT COLLEGE	7,120	4,050	A- 135 HINES ALLEN SUR
GRAHAM HOSPITAL	7,120	4,050	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.027344 Royalty Interest Category: G1 Railroad #: 30024
HB1984: The Appraised value of \$4,050 in 2026 as compared to \$5,670 in 2021 is a 28.57% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,120	0	4,050
GRAHAM ISD I&S	7,120	0	4,050
GRAHAM ISD M&O	7,120	0	4,050
NCT COLLEGE	7,120	0	4,050
GRAHAM HOSPITAL	7,120	0	4,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,880	2,940	Lease: 33571 Type: REAL Owner #: 6003360
GRAHAM ISD I&S	C 1,880	2,940	Legal: MAUD
GRAHAM ISD M&O	C 1,880	2,940	MBX OPERATING LLC
NCT COLLEGE	C 1,880	2,940	A- 231 SEC 3 J POITEVENT SUR
GRAHAM HOSPITAL	C 1,880	2,940	RRC 33571 503-42325
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.025000 Royalty Interest Category: G1 Railroad #: 33571
HB1984: The Appraised value of \$2,940 in 2026 as compared to \$860 in 2021 is a 241.86% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,880	680	2,260
GRAHAM ISD I&S	1,880	680	2,260
GRAHAM ISD M&O	1,880	680	2,260
NCT COLLEGE	1,880	680	2,260
GRAHAM HOSPITAL	1,880	680	2,260

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	3,800	6,580	Lease: 34062	Type: REAL Owner #: 6003360
GRAHAM ISD I&S	C	3,800	6,580	Legal: MKG	
GRAHAM ISD M&O	C	3,800	6,580	MBX OPERATING LLC	
NCT COLLEGE	C	3,800	6,580	A- 234 SEC 3 J POITEVENT SUR	
GRAHAM HOSPITAL	C	3,800	6,580	RRC 34062 503-42487 #1	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.025000 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 34062	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,390	4,910	1,670		
GRAHAM ISD I&S	1,390	4,910	1,670		
GRAHAM ISD M&O	1,390	4,910	1,670		
NCT COLLEGE	1,390	4,910	1,670		
GRAHAM HOSPITAL	1,390	4,910	1,670		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	28,140	5,710	24,110		
GRAHAM ISD I&S	26,170	5,590	21,750		
GRAHAM ISD M&O	26,170	5,590	21,750		
NCT COLLEGE	26,170	5,590	21,750		
GRAHAM HOSPITAL	28,140	5,710	24,110		
WOODSON ISD	1,970	120	2,360		