

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

EDWARDS SUSAN N BYPASS TRUST  
% CIERA BANK  
PO BOX 540  
GRAHAM TX 76450



**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: 6013117 536

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	2,320	1,650	Lease: 19260 Type: REAL Owner #: 6013117
NEWCASTLE ISD	2,320	1,650	Legal: WOODWARD
OLNEY HOSPITAL	2,320	1,650	SWANNER PROPER A- 17 /BRIDGES J SUR
No 2021 Hist			.048438 Royalty Interest Category: G1 Railroad #: 19260
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,320	0	1,650
NEWCASTLE ISD	2,320	0	1,650
OLNEY HOSPITAL	2,320	0	1,650

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 NEWCASTLE ISD OLNEY HOSPITAL  No 2021 Hist	1,750 1,750 1,750	1,240 1,240 1,240	Lease: 19260 Type: REAL Owner #: 6013117 Legal: WOODWARD SWANNER PROPER A- 17 /BRIDGES J SUR  .036458 Override Royalty Category: G1 Railroad #: 19260		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	1,750 1,750 1,750	0 0 0	1,240 1,240 1,240		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY NEWCASTLE ISD OLNEY HOSPITAL  No 2021 Hist	3,690 3,690 3,690	1,050 1,050 1,050	Lease: 22073 Type: REAL Owner #: 6013117 Legal: ORD NAN D GRECO OPERATING A- 17 /BRIDGES JOHN SUR  .040000 Royalty Interest Category: G1 Railroad #: 22073		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	3,690 3,690 3,690	0 0 0	1,050 1,050 1,050		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY NEWCASTLE ISD OLNEY HOSPITAL  No 2021 Hist	3,690 3,690 3,690	990 990 990	Lease: 22698 Type: REAL Owner #: 6013117 Legal: ORD NAN D GRECO OPERATING A- 17 /BRIDGES JOHN SUR  .040000 Royalty Interest Category: G1 Railroad #: 22698		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	3,690 3,690 3,690	0 0 0	990 990 990		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	11,450 11,450 11,450	0 0 0	4,930 4,930 4,930		