

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

PHILLIPS ANITA G REVOCABLE TR
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3023 LOXLEY AVE
FAYETTEVILLE AR 72703

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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: 6016797 1394

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	110	50	Lease: 7614 Type: REAL Owner #: 6016797
GRAHAM ISD I&S	110	50	Legal: PRIDEAUX R O UN
GRAHAM ISD M&O	110	50	STEWART CONSTRUCTION
NCT COLLEGE	110	50	A- 198 /MCMULLEN A SUR
GRAHAM HOSPITAL	110	50	RRC 7614
HB1984: The Appraised value of \$50 in 2026 as compared to \$40 in 2021 is a 25.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	0	50
GRAHAM ISD I&S	110	0	50
GRAHAM ISD M&O	110	0	50
NCT COLLEGE	110	0	50
GRAHAM HOSPITAL	110	0	50

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	50	20	Lease: 7614 Type: REAL	Owner #: 6016797	
GRAHAM ISD I&S	50	20	Legal: PRIDEAUX R O UN		
GRAHAM ISD M&O	50	20	STEWART CONSTRUCTION		
NCT COLLEGE	50	20	A- 198 /MCMULLEN A SUR		
GRAHAM HOSPITAL	50	20	RRC 7614		
.000782 Override Royalty					
Category: G1					
Railroad #: 7614					
HB1984: The Appraised value of \$20 in 2026 as compared to \$20 in 2021 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	50	0	20		
GRAHAM ISD I&S	50	0	20		
GRAHAM ISD M&O	50	0	20		
NCT COLLEGE	50	0	20		
GRAHAM HOSPITAL	50	0	20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	120	90	Lease: 15586 Type: REAL	Owner #: 6016797	
GRAHAM ISD I&S	120	90	Legal: PRIDEAUX		
GRAHAM ISD M&O	120	90	NORTH TEXAS OIL LLC		
NCT COLLEGE	120	90	A- 240		
GRAHAM HOSPITAL	120	90	RRC 15586		
.001563 Royalty Interest					
Category: G1					
Railroad #: 15586					
HB1984: The Appraised value of \$90 in 2026 as compared to \$320 in 2021 is a 71.88% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	120	0	90		
GRAHAM ISD I&S	120	0	90		
GRAHAM ISD M&O	120	0	90		
NCT COLLEGE	120	0	90		
GRAHAM HOSPITAL	120	0	90		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	400	320	Lease: 15586 Type: REAL	Owner #: 6016797	
GRAHAM ISD I&S	400	320	Legal: PRIDEAUX		
GRAHAM ISD M&O	400	320	NORTH TEXAS OIL LLC		
NCT COLLEGE	400	320	A- 240		
GRAHAM HOSPITAL	400	320	RRC 15586		
.005469 Override Royalty					
Category: G1					
Railroad #: 15586					
HB1984: The Appraised value of \$320 in 2026 as compared to \$1,130 in 2021 is a 71.68% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	400	0	320		
GRAHAM ISD I&S	400	0	320		
GRAHAM ISD M&O	400	0	320		
NCT COLLEGE	400	0	320		
GRAHAM HOSPITAL	400	0	320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,130	940	Lease: 26438 Type: REAL Owner #: 6016797
GRAHAM ISD I&S	1,130	940	Legal: P-P & S W#1
GRAHAM ISD M&O	1,130	940	POP OPERATING
NCT COLLEGE	1,130	940	A- 240 BLK 5 /ROHUS SUR
GRAHAM HOSPITAL	1,130	940	RRC 26438
HB1984: The Appraised value of \$940 in 2026 as compared to \$770 in 2021 is a 22.08% increase.			.009961 Royalty Interest Category: G1 Railroad #: 26438
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,130	0	940
GRAHAM ISD I&S	1,130	0	940
GRAHAM ISD M&O	1,130	0	940
NCT COLLEGE	1,130	0	940
GRAHAM HOSPITAL	1,130	0	940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,700	1,300	Lease: 32581 Type: REAL Owner #: 6016797
GRAHAM ISD I&S	1,700	1,300	Legal: P-MAC
GRAHAM ISD M&O	1,700	1,300	ROGERS DRILLING INC
NCT COLLEGE	1,700	1,300	A- 198 MCMULLEN A SUR
GRAHAM HOSPITAL	1,700	1,300	RRC 32581 API 503-4951 & 42005
HB1984: The Appraised value of \$1,300 in 2026 as compared to \$1,140 in 2021 is a 14.04% increase.			.003125 Royalty Interest Category: G1 Railroad #: 32581
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,700	0	1,300
GRAHAM ISD I&S	1,700	0	1,300
GRAHAM ISD M&O	1,700	0	1,300
NCT COLLEGE	1,700	0	1,300
GRAHAM HOSPITAL	1,700	0	1,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	140	130	Lease: 32607 Type: REAL Owner #: 6016797
GRAHAM ISD I&S	140	130	Legal: PRIDEAUX MENTON
GRAHAM ISD M&O	140	130	KELLY MAHLER OPER
NCT COLLEGE	140	130	A- 198 MCMULLEN A SUR
GRAHAM HOSPITAL	140	130	RRC 32607 API 503-42075
HB1984: The Appraised value of \$130 in 2026 as compared to \$50 in 2021 is a 160.00% increase.			.003125 Royalty Interest Category: G1 Railroad #: 32607
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	0	130
GRAHAM ISD I&S	140	0	130
GRAHAM ISD M&O	140	0	130
NCT COLLEGE	140	0	130
GRAHAM HOSPITAL	140	0	130

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		130	120	Lease: 33128 Type: REAL Owner #: 6016797	
GRAHAM ISD I&S		130	120	Legal: NELLIE	
GRAHAM ISD M&O		130	120	KELLY MAHLER OPER	
NCT COLLEGE		130	120	A-1324 I&GN RR CO	
GRAHAM HOSPITAL		130	120	RRC 33128 503-42215 #2	
HB1984: The Appraised value of \$120 in 2026		as compared to		.003125 Royalty Interest Category: G1 Railroad #: 33128	
		\$40 in 2021 is a 200.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	130	0	120		
GRAHAM ISD I&S	130	0	120		
GRAHAM ISD M&O	130	0	120		
NCT COLLEGE	130	0	120		
GRAHAM HOSPITAL	130	0	120		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,780	0	2,970		
GRAHAM ISD I&S	3,780	0	2,970		
GRAHAM ISD M&O	3,780	0	2,970		
NCT COLLEGE	3,780	0	2,970		
GRAHAM HOSPITAL	3,780	0	2,970		