

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

FITZGERALD CURTIS L
12299 FM 1769
GRAHAM TX 76450-8820



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: 6528870 590

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		260	190	Lease: 13009 Type: REAL Owner #: 6528870		
GRAHAM ISD I&S		260	190	Legal: LUPTON UNIT TR 09		
GRAHAM ISD M&O		260	190	COOPER OIL & GAS		
NCT COLLEGE		260	190	A- 126		
GRAHAM HOSPITAL		260	190	RRC 13041		
				.005208 Royalty Interest		
				Category: G1		
				Railroad #: 13041		
HB1984: The Appraised value of \$190 in 2026				as compared to \$240 in 2021 is a 20.83% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		260	0	190		
GRAHAM ISD I&S		260	0	190		
GRAHAM ISD M&O		260	0	190		
NCT COLLEGE		260	0	190		
GRAHAM HOSPITAL		260	0	190		

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	190	140	Lease: 13010 Type: REAL Owner #: 6528870
GRAHAM ISD I&S	190	140	Legal: LUPTON UNIT TR 10
GRAHAM ISD M&O	190	140	COOPER OIL & GAS
NCT COLLEGE	190	140	A- 126
GRAHAM HOSPITAL	190	140	RRC 13041
HB1984: The Appraised value of \$140 in 2026 as compared to \$180 in 2021 is a 22.22% decrease.			.010590 Royalty Interest Category: G1 Railroad #: 13041
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	0	140
GRAHAM ISD I&S	190	0	140
GRAHAM ISD M&O	190	0	140
NCT COLLEGE	190	0	140
GRAHAM HOSPITAL	190	0	140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	90	60	Lease: 13011 Type: REAL Owner #: 6528870
GRAHAM ISD I&S	90	60	Legal: LUPTON UNIT TR 11
GRAHAM ISD M&O	90	60	COOPER OIL & GAS
NCT COLLEGE	90	60	A- 126
GRAHAM HOSPITAL	90	60	RRC 13041
HB1984: The Appraised value of \$60 in 2026 as compared to \$80 in 2021 is a 25.00% decrease.			.010590 Royalty Interest Category: G1 Railroad #: 13041
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	0	60
GRAHAM ISD I&S	90	0	60
GRAHAM ISD M&O	90	0	60
NCT COLLEGE	90	0	60
GRAHAM HOSPITAL	90	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	410	310	Lease: 13021 Type: REAL Owner #: 6528870
GRAHAM ISD I&S	410	310	Legal: LUPTON UNIT TR 21
GRAHAM ISD M&O	410	310	COOPER OIL & GAS
NCT COLLEGE	410	310	A- 125
GRAHAM HOSPITAL	410	310	RRC 13041
HB1984: The Appraised value of \$310 in 2026 as compared to \$380 in 2021 is a 18.42% decrease.			.010590 Royalty Interest Category: G1 Railroad #: 13041
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	410	0	310
GRAHAM ISD I&S	410	0	310
GRAHAM ISD M&O	410	0	310
NCT COLLEGE	410	0	310
GRAHAM HOSPITAL	410	0	310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,660	1,730	Lease: 251901 Type: REAL Owner #: 6528870
GRAHAM ISD I&S	2,660	1,730	Legal: INDIAN MOUND UNIT (IMU)
GRAHAM ISD M&O	2,660	1,730	RIDGE OIL CO
NCT COLLEGE	2,660	1,730	A- 781 TE&L #623/A-652 TE&L
GRAHAM HOSPITAL	2,660	1,730	RRC 29703 #445
			.000127 Royalty Interest
			Category: G1
			Railroad #: 29703
HB1984: The Appraised value of \$1,730 in 2026 as compared to \$2,310 in 2021 is a 25.11% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,660	0	1,730
GRAHAM ISD I&S	2,660	0	1,730
GRAHAM ISD M&O	2,660	0	1,730
NCT COLLEGE	2,660	0	1,730
GRAHAM HOSPITAL	2,660	0	1,730

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,610	0	2,430		
GRAHAM ISD I&S	3,610	0	2,430		
GRAHAM ISD M&O	3,610	0	2,430		
NCT COLLEGE	3,610	0	2,430		
GRAHAM HOSPITAL	3,610	0	2,430		

