

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

5M PROPERTIES LP  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



**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: 6540421 2032  
  
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	C 570	570	Lease: 8946 Type: REAL Owner #: 6540421
GRAHAM ISD I&S	C 570	570	Legal: AKERS C W
GRAHAM ISD M&O	C 570	570	PETEX
NCT COLLEGE	C 570	570	A- 183
GRAHAM HOSPITAL	C 570	570	RRC 8946
			Agent: 574
			.004465 Royalty Interest
			Category: G1
			Railroad #: 8946
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	210	360
GRAHAM ISD I&S	300	210	360
GRAHAM ISD M&O	300	210	360
NCT COLLEGE	300	210	360
GRAHAM HOSPITAL	300	210	360

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	C 540	470	Lease: 107006 Type: REAL Owner #: 6540421
GRAHAM ISD I&S	C 540	470	Legal: AKERS C W W#3
GRAHAM ISD M&O	C 540	470	PETEX
NCT COLLEGE	C 540	470	A- 183 MCCLUER W SUR
GRAHAM HOSPITAL	C 540	470	RRC 107006
			Agent: 574
			.004465 Royalty Interest
			Category: G1
			Railroad #: 107006
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$470 in 2026 as compared to \$60 in 2021 is a 683.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	110	360
GRAHAM ISD I&S	300	110	360
GRAHAM ISD M&O	300	110	360
NCT COLLEGE	300	110	360
GRAHAM HOSPITAL	300	110	360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 4,550	3,430	Lease: 277471 Type: REAL Owner #: 6540421
GRAHAM ISD I&S	C 4,550	3,430	Legal: BARNETT
GRAHAM ISD M&O	C 4,550	3,430	PETEX
NCT COLLEGE	C 4,550	3,430	A-2240 SEC 79 DR AKIN/BRIR
GRAHAM HOSPITAL	C 4,550	3,430	RRC 277471 503-42283 #101
			Agent: 574
			.015000 Override Royalty
			Category: G1
			Railroad #: 277471
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$3,430 in 2026 as compared to \$340 in 2021 is a 908.82% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,200	790	2,640
GRAHAM ISD I&S	2,200	790	2,640
GRAHAM ISD M&O	2,200	790	2,640
NCT COLLEGE	2,200	790	2,640
GRAHAM HOSPITAL	2,200	790	2,640

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,800	1,110	3,360		
GRAHAM ISD I&S	2,800	1,110	3,360		
GRAHAM ISD M&O	2,800	1,110	3,360		
NCT COLLEGE	2,800	1,110	3,360		
GRAHAM HOSPITAL	2,800	1,110	3,360		