

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

SEANA PROPERTIES LLC  
%FRANK G EBY  
1 W 3RD ST STE 1000  
TULSA OK 74103-3500



**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: 6540424 1637

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	7,300	7,160	Lease: 27644 Type: REAL Owner #: 6540424
GRAHAM ISD I&S	7,300	7,160	Legal: DOVE PATCH
GRAHAM ISD M&O	7,300	7,160	RANGER OPERATING
NCT COLLEGE	7,300	7,160	A- 56 BAKER J R SUR
GRAHAM HOSPITAL	7,300	7,160	RRC 27644
No 2021 Hist			.021186 Royalty Interest Category: G1 Railroad #: 27644
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,300	0	7,160
GRAHAM ISD I&S	7,300	0	7,160
GRAHAM ISD M&O	7,300	0	7,160
NCT COLLEGE	7,300	0	7,160
GRAHAM HOSPITAL	7,300	0	7,160

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	670	350	Lease: 72981 Type: REAL Owner #: 6540424
GRAHAM ISD I&S	670	350	Legal: HAWKINS W#1
GRAHAM ISD M&O	670	350	HAWKINS G A
NCT COLLEGE	670	350	A-2150 BURCH R
GRAHAM HOSPITAL	670	350	09-72981
.016000 Royalty Interest Category: G1 Railroad #: 72981			
HB1984: The Appraised value of \$350 in 2026 as compared to \$630 in 2021 is a 44.44% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	670	0	350
GRAHAM ISD I&S	670	0	350
GRAHAM ISD M&O	670	0	350
NCT COLLEGE	670	0	350
GRAHAM HOSPITAL	670	0	350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	8,620	5,600	Lease: 251901 Type: REAL Owner #: 6540424
GRAHAM ISD I&S	8,620	5,600	Legal: INDIAN MOUND UNIT (IMU)
GRAHAM ISD M&O	8,620	5,600	RIDGE OIL CO
NCT COLLEGE	8,620	5,600	A- 781 TE&L #623/A-652 TE&L
GRAHAM HOSPITAL	8,620	5,600	RRC 29703 #445
.000411 Royalty Interest Category: G1 Railroad #: 29703			
HB1984: The Appraised value of \$5,600 in 2026 as compared to \$7,470 in 2021 is a 25.03% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	8,620	0	5,600
GRAHAM ISD I&S	8,620	0	5,600
GRAHAM ISD M&O	8,620	0	5,600
NCT COLLEGE	8,620	0	5,600
GRAHAM HOSPITAL	8,620	0	5,600

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	16,590	0	13,110		
GRAHAM ISD I&S	16,590	0	13,110		
GRAHAM ISD M&O	16,590	0	13,110		
NCT COLLEGE	16,590	0	13,110		
GRAHAM HOSPITAL	16,590	0	13,110		