

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

KNIGHT ED & ANN FAMILY LTD  
8954 W FM 922  
ERA TX 76238-2012



**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: 7050623 1020

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		870	Lease: 8478 Type: REAL Owner #: 7050623
GRAHAM ISD I&S		870	Legal: HOLCOMB V -B
GRAHAM ISD M&O		870	GENERAL OPERATING
NCT COLLEGE		870	A- 95
GRAHAM HOSPITAL		870	
HB1984: The Appraised value of \$870 in 2026 as compared to \$100 in 2021 is a 770.00% increase.			
HB1984: The Appraised value of \$870 in 2026 as compared to \$100 in 2021 is a 770.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	870
GRAHAM ISD I&S	0	0	870
GRAHAM ISD M&O	0	0	870
NCT COLLEGE	0	0	870
GRAHAM HOSPITAL	0	0	870

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	90	70	Lease: 13014 Type: REAL Owner #: 7050623
GRAHAM ISD I&S	90	70	Legal: LUPTON UNIT TR 14
GRAHAM ISD M&O	90	70	COOPER OIL & GAS
NCT COLLEGE	90	70	A-1244
GRAHAM HOSPITAL	90	70	RRC 13041
			.007617 Royalty Interest
			Category: G1
			Railroad #: 13041
HB1984: The Appraised value of \$70 in 2026 as compared to \$80 in 2021 is a 12.50% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	0	70
GRAHAM ISD I&S	90	0	70
GRAHAM ISD M&O	90	0	70
NCT COLLEGE	90	0	70
GRAHAM HOSPITAL	90	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	60	50	Lease: 13017 Type: REAL Owner #: 7050623
NEWCASTLE ISD G	60	50	Legal: LUPTON UNIT TR 17
OLNEY HOSPITAL G	60	50	COOPER OIL & GAS
			A-1871
			RRC 13041
			.007618 Royalty Interest
			Category: G1
			Railroad #: 13041
Deductions: (G)=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$50 in 2026 as compared to \$60 in 2021 is a 16.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	0	50
NEWCASTLE ISD	0	50	0
OLNEY HOSPITAL	0	50	0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	200	150	Lease: 13020 Type: REAL Owner #: 7050623
GRAHAM ISD I&S	200	150	Legal: LUPTON UNIT TR 20
GRAHAM ISD M&O	200	150	COOPER OIL & GAS
NCT COLLEGE	200	150	A- 126
GRAHAM HOSPITAL	200	150	RRC 13041
			.015234 Royalty Interest
			Category: G1
			Railroad #: 13041
HB1984: The Appraised value of \$150 in 2026 as compared to \$180 in 2021 is a 16.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	0	150
GRAHAM ISD I&S	200	0	150
GRAHAM ISD M&O	200	0	150
NCT COLLEGE	200	0	150
GRAHAM HOSPITAL	200	0	150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,760	2,010	Lease: 16794 Type: REAL Owner #: 7050623
GRAHAM ISD I&S	2,760	2,010	Legal: HOLCOMB
GRAHAM ISD M&O	2,760	2,010	COOPER OIL & GAS
NCT COLLEGE	2,760	2,010	A- 126
GRAHAM HOSPITAL	2,760	2,010	RRC 16794
			.014745 Royalty Interest
			Category: G1
			Railroad #: 16794
HB1984: The Appraised value of \$2,010 in 2026 as compared to \$1,110 in 2021 is a 81.08% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,760	0	2,010
GRAHAM ISD I&S	2,760	0	2,010
GRAHAM ISD M&O	2,760	0	2,010
NCT COLLEGE	2,760	0	2,010
GRAHAM HOSPITAL	2,760	0	2,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,210	880	Lease: 16794 Type: REAL Owner #: 7050623
GRAHAM ISD I&S	1,210	880	Legal: HOLCOMB
GRAHAM ISD M&O	1,210	880	COOPER OIL & GAS
NCT COLLEGE	1,210	880	A- 126
GRAHAM HOSPITAL	1,210	880	RRC 16794
			.006451 Override Royalty
			Category: G1
			Railroad #: 16794
HB1984: The Appraised value of \$880 in 2026 as compared to \$480 in 2021 is a 83.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,210	0	880
GRAHAM ISD I&S	1,210	0	880
GRAHAM ISD M&O	1,210	0	880
NCT COLLEGE	1,210	0	880
GRAHAM HOSPITAL	1,210	0	880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		2,410	Lease: 23314 Type: REAL Owner #: 7050623
GRAHAM ISD I&S		2,410	Legal: HOLCOMB V
GRAHAM ISD M&O		2,410	GENERAL OPERAT
NCT COLLEGE		2,410	A- 95 /FISHER R J SUR
GRAHAM HOSPITAL		2,410	
			.007568 Royalty Interest
			Category: G1
			Railroad #: 23314
HB1984: The Appraised value of \$2,410 in 2026 as compared to \$820 in 2021 is a 193.90% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	2,410
GRAHAM ISD I&S	0	0	2,410
GRAHAM ISD M&O	0	0	2,410
NCT COLLEGE	0	0	2,410
GRAHAM HOSPITAL	0	0	2,410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	4,010	3,020	Lease: 33360 Type: REAL Owner #: 7050623
GRAHAM ISD I&S	4,010	3,020	Legal: ECHO
GRAHAM ISD M&O	4,010	3,020	GANNETT OPERATING
NCT COLLEGE	4,010	3,020	A- 126 I L HILL SUR
GRAHAM HOSPITAL	4,010	3,020	RRC 33360 503-42302
			.014648 Royalty Interest
			Category: G1
			Railroad #: 33360
HB1984: The Appraised value of \$3,020 in 2026 as compared to \$5,090 in 2021 is a 40.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,010	0	3,020
GRAHAM ISD I&S	4,010	0	3,020
GRAHAM ISD M&O	4,010	0	3,020
NCT COLLEGE	4,010	0	3,020
GRAHAM HOSPITAL	4,010	0	3,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,750	1,320	Lease: 33360 Type: REAL Owner #: 7050623
GRAHAM ISD I&S	1,750	1,320	Legal: ECHO
GRAHAM ISD M&O	1,750	1,320	GANNETT OPERATING
NCT COLLEGE	1,750	1,320	A- 126 I L HILL SUR
GRAHAM HOSPITAL	1,750	1,320	RRC 33360 503-42302
			.006409 Override Royalty
			Category: G1
			Railroad #: 33360
HB1984: The Appraised value of \$1,320 in 2026 as compared to \$2,230 in 2021 is a 40.81% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,750	0	1,320
GRAHAM ISD I&S	1,750	0	1,320
GRAHAM ISD M&O	1,750	0	1,320
NCT COLLEGE	1,750	0	1,320
GRAHAM HOSPITAL	1,750	0	1,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	670	600	Lease: 33629 Type: REAL Owner #: 7050623
GRAHAM ISD I&S	670	600	Legal: PHILLIP GEORGE
GRAHAM ISD M&O	670	600	GANNETT OPERATING
NCT COLLEGE	670	600	A- 95 FISHER RJ SUR
GRAHAM HOSPITAL	670	600	RRC 33629 503-42354 #1
			.012891 Royalty Interest
			Category: G1
			Railroad #: 33629
HB1984: The Appraised value of \$600 in 2026 as compared to \$2,290 in 2021 is a 73.80% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	670	0	600
GRAHAM ISD I&S	670	0	600
GRAHAM ISD M&O	670	0	600
NCT COLLEGE	670	0	600
GRAHAM HOSPITAL	670	0	600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	11,230	10,380	Lease: 33710 Type: REAL Owner #: 7050623
GRAHAM ISD I&S	11,230	10,380	Legal: ALDRIDGE
GRAHAM ISD M&O	11,230	10,380	GANNETT OPERATING
NCT COLLEGE	11,230	10,380	A-1273 WILLIAMS L L
GRAHAM HOSPITAL	11,230	10,380	RRC 33710 503-42380
HB1984: The Appraised value of \$10,380 in 2026 as compared to \$9,970 in 2021 is a 4.11% increase.			.017889 Royalty Interest Category: G1 Railroad #: 33710
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10,630	0	10,380
GRAHAM ISD I&S	10,630	0	10,380
GRAHAM ISD M&O	10,630	0	10,380
NCT COLLEGE	10,630	0	10,380
GRAHAM HOSPITAL	10,630	0	10,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		100	Lease: 74270 Type: REAL Owner #: 7050623
GRAHAM ISD I&S		100	Legal: HOLCOMB V -B W#1
GRAHAM ISD M&O		100	GENERAL OPERAT
NCT COLLEGE		100	A- 95
GRAHAM HOSPITAL		100	
No 2021 Hist			.007567 Royalty Interest Category: G1 Railroad #: 74270
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	100
GRAHAM ISD I&S	0	0	100
GRAHAM ISD M&O	0	0	100
NCT COLLEGE	0	0	100
GRAHAM HOSPITAL	0	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	4,910	2,460	Lease: 295763 Type: REAL Owner #: 7050623
GRAHAM ISD I&S	4,910	2,460	Legal: ENGLISH UNIT
GRAHAM ISD M&O	4,910	2,460	GANNETT OPERATING
NCT COLLEGE	4,910	2,460	A- 126 HILL I L
GRAHAM HOSPITAL	4,910	2,460	RRC 295763 API 503-42529
No 2021 Hist			.020215 Royalty Interest Category: G1 Railroad #: 295763
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,910	0	2,460
GRAHAM ISD I&S	4,910	0	2,460
GRAHAM ISD M&O	4,910	0	2,460
NCT COLLEGE	4,910	0	2,460
GRAHAM HOSPITAL	4,910	0	2,460

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		780	390	Lease: 295763    Type: REAL    Owner #: 7050623		
GRAHAM ISD    I&S		780	390	Legal:    INGLISH UNIT		
GRAHAM ISD    M&O		780	390	GANNETT OPERATING		
NCT COLLEGE		780	390	A- 126 HILL I L		
GRAHAM HOSPITAL		780	390	RRC 295763    API 503-42529		
No 2021 Hist				.003204 Override Royalty Category:        G1 Railroad #:        295763		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		780	0	390		
GRAHAM ISD    I&S		780	0	390		
GRAHAM ISD    M&O		780	0	390		
NCT COLLEGE		780	0	390		
GRAHAM HOSPITAL		780	0	390		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	27,070	0	24,710		
GRAHAM ISD I&S	27,010	0	24,660		
GRAHAM ISD M&O	27,010	0	24,660		
NCT COLLEGE	27,010	0	24,660		
GRAHAM HOSPITAL	27,010	0	24,660		
NEWCASTLE ISD	0	50	0		
OLNEY HOSPITAL	0	50	0		