

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

MATTHEWS RACHEL MCCULLOUGH
501 HALY ST NE
VALDESE NC 28690



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: 8000007 1169

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 50	50	Lease: 8092 Type: REAL Owner #: 8000007
GRAHAM ISD I&S	C 50	50	Legal: DONNELL SALLIE -D
GRAHAM ISD M&O	C 50	50	SB STREET OPERATING
NCT COLLEGE	C 50	50	A-1087 SEC 2370 TE&L SUR
GRAHAM HOSPITAL	C 50	50	RRC 8092
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000434 Royalty Interest
HB1984: The Appraised value of \$50 in 2026 as compared to \$30 in 2021 is a 66.67% increase.			Category: G1
			Railroad #: 8092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	10	40
GRAHAM ISD I&S	40	10	40
GRAHAM ISD M&O	40	10	40
NCT COLLEGE	40	10	40
GRAHAM HOSPITAL	40	10	40

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 1,390	1,110	Lease: 23625 Type: REAL Owner #: 8000007
GRAHAM ISD I&S	C 1,390	1,110	Legal: DONNELL ESTATE -A
GRAHAM ISD M&O	C 1,390	1,110	DELTA OIL & GAS LTD
NCT COLLEGE	C 1,390	1,110	A-1239 SEC1211 /TE & L SUR
GRAHAM HOSPITAL	C 1,390	1,110	RRC 23625
			.003472 Royalty Interest Category: G1 Railroad #: 23625
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,110 in 2026 as compared to \$410 in 2021 is a 170.73% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	760	190	920
GRAHAM ISD I&S	760	190	920
GRAHAM ISD M&O	760	190	920
NCT COLLEGE	760	190	920
GRAHAM HOSPITAL	760	190	920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,510	1,410	Lease: 33821 Type: REAL Owner #: 8000007
GRAHAM ISD I&S	1,510	1,410	Legal: DONNELL ESTATE
GRAHAM ISD M&O	1,510	1,410	DELTA OIL & GAS LTD
NCT COLLEGE	1,510	1,410	A-1241 SEC 1212 TE&L SUR
GRAHAM HOSPITAL	1,510	1,410	RRC 33821 503-33500
			.003472 Royalty Interest Category: G1 Railroad #: 33821
HB1984: The Appraised value of \$1,410 in 2026 as compared to \$460 in 2021 is a 206.52% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,510	0	1,410
GRAHAM ISD I&S	1,510	0	1,410
GRAHAM ISD M&O	1,510	0	1,410
NCT COLLEGE	1,510	0	1,410
GRAHAM HOSPITAL	1,510	0	1,410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	70	40	Lease: 231965 Type: REAL Owner #: 8000007
GRAHAM ISD I&S	70	40	Legal: DONNELL J A
GRAHAM ISD M&O	70	40	DELTA OIL & GAS LTD
NCT COLLEGE	70	40	
GRAHAM HOSPITAL	70	40	RRC 231965
No 2021 Hist			.003937 Royalty Interest Category: G1 Railroad #: 231965
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	0	40
GRAHAM ISD I&S	70	0	40
GRAHAM ISD M&O	70	0	40
NCT COLLEGE	70	0	40
GRAHAM HOSPITAL	70	0	40

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,380	200	2,410		
GRAHAM ISD I&S	2,380	200	2,410		
GRAHAM ISD M&O	2,380	200	2,410		
NCT COLLEGE	2,380	200	2,410		
GRAHAM HOSPITAL	2,380	200	2,410		