

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

STOFFELS NICK J
159 NORTHRIDGE DR
GAINESVILLE TX 76240-6639



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: 8001704 1761

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		40	Lease: 8478 Type: REAL Owner #: 8001704
GRAHAM ISD I&S		40	Legal: HOLCOMB V -B
GRAHAM ISD M&O		40	GENERAL OPERATING
NCT COLLEGE		40	A- 95
GRAHAM HOSPITAL		40	
No 2021 Hist			.000293 Royalty Interest Category: G1 Railroad #: 8478
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	40
GRAHAM ISD I&S	0	0	40
GRAHAM ISD M&O	0	0	40
NCT COLLEGE	0	0	40
GRAHAM HOSPITAL	0	0	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	60	40	Lease: 16794 Type: REAL Owner #: 8001704
GRAHAM ISD I&S	60	40	Legal: HOLCOMB
GRAHAM ISD M&O	60	40	COOPER OIL & GAS
NCT COLLEGE	60	40	A- 126
GRAHAM HOSPITAL	60	40	RRC 16794
			.000293 Royalty Interest
			Category: G1
			Railroad #: 16794
HB1984: The Appraised value of \$40 in 2026 as compared to \$20 in 2021 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	0	40
GRAHAM ISD I&S	60	0	40
GRAHAM ISD M&O	60	0	40
NCT COLLEGE	60	0	40
GRAHAM HOSPITAL	60	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	100	70	Lease: 33360 Type: REAL Owner #: 8001704
GRAHAM ISD I&S	100	70	Legal: ECHO
GRAHAM ISD M&O	100	70	GANNETT OPERATING
NCT COLLEGE	100	70	A- 126 I L HILL SUR
GRAHAM HOSPITAL	100	70	RRC 33360 503-42302
			.000346 Royalty Interest
			Category: G1
			Railroad #: 33360
HB1984: The Appraised value of \$70 in 2026 as compared to \$120 in 2021 is a 41.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	70
GRAHAM ISD I&S	100	0	70
GRAHAM ISD M&O	100	0	70
NCT COLLEGE	100	0	70
GRAHAM HOSPITAL	100	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	100	70	Lease: 33360 Type: REAL Owner #: 8001704
GRAHAM ISD I&S	100	70	Legal: ECHO
GRAHAM ISD M&O	100	70	GANNETT OPERATING
NCT COLLEGE	100	70	A- 126 I L HILL SUR
GRAHAM HOSPITAL	100	70	RRC 33360 503-42302
			.000356 Override Royalty
			Category: G1
			Railroad #: 33360
HB1984: The Appraised value of \$70 in 2026 as compared to \$120 in 2021 is a 41.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	70
GRAHAM ISD I&S	100	0	70
GRAHAM ISD M&O	100	0	70
NCT COLLEGE	100	0	70
GRAHAM HOSPITAL	100	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	40	30	Lease: 33629 Type: REAL Owner #: 8001704
GRAHAM ISD I&S	40	30	Legal: PHILLIP GEORGE
GRAHAM ISD M&O	40	30	GANNETT OPERATING
NCT COLLEGE	40	30	A- 95 FISHER RJ SUR
GRAHAM HOSPITAL	40	30	RRC 33629 503-42354 #1
.000732 Royalty Interest Category: G1 Railroad #: 33629			
HB1984: The Appraised value of \$30 in 2026 as compared to \$130 in 2021 is a 76.92% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	0	30
GRAHAM ISD I&S	40	0	30
GRAHAM ISD M&O	40	0	30
NCT COLLEGE	40	0	30
GRAHAM HOSPITAL	40	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	640	590	Lease: 33710 Type: REAL Owner #: 8001704
GRAHAM ISD I&S	640	590	Legal: ALDRIDGE
GRAHAM ISD M&O	640	590	GANNETT OPERATING
NCT COLLEGE	640	590	A-1273 WILLIAMS L L
GRAHAM HOSPITAL	640	590	RRC 33710 503-42380
.001016 Royalty Interest Category: G1 Railroad #: 33710			
HB1984: The Appraised value of \$590 in 2026 as compared to \$570 in 2021 is a 3.51% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	600	0	590
GRAHAM ISD I&S	600	0	590
GRAHAM ISD M&O	600	0	590
NCT COLLEGE	600	0	590
GRAHAM HOSPITAL	600	0	590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	110	50	Lease: 295763 Type: REAL Owner #: 8001704
GRAHAM ISD I&S	110	50	Legal: ENGLISH UNIT
GRAHAM ISD M&O	110	50	GANNETT OPERATING
NCT COLLEGE	110	50	A- 126 HILL I L
GRAHAM HOSPITAL	110	50	RRC 295763 API 503-42529
.000432 Royalty Interest Category: G1 Railroad #: 295763			
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	0	50
GRAHAM ISD I&S	110	0	50
GRAHAM ISD M&O	110	0	50
NCT COLLEGE	110	0	50
GRAHAM HOSPITAL	110	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		40	20	Lease: 295763 Type: REAL Owner #: 8001704		
GRAHAM ISD I&S		40	20	Legal: INGLISH UNIT		
GRAHAM ISD M&O		40	20	GANNETT OPERATING		
NCT COLLEGE		40	20	A- 126 HILL I L		
GRAHAM HOSPITAL		40	20	RRC 295763 API 503-42529		
No 2021 Hist				.000178 Override Royalty		
				Category: G1		
				Railroad #: 295763		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		40	0	20		
GRAHAM ISD I&S		40	0	20		
GRAHAM ISD M&O		40	0	20		
NCT COLLEGE		40	0	20		
GRAHAM HOSPITAL		40	0	20		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,050	0	910		
GRAHAM ISD I&S	1,050	0	910		
GRAHAM ISD M&O	1,050	0	910		
NCT COLLEGE	1,050	0	910		
GRAHAM HOSPITAL	1,050	0	910		