

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

CHOATE BRONWEN E
1616 CAROLINA ST
GRAHAM TX 76450-4724



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: 1002761 341

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		2,900	1,200	Lease: 27031 Type: REAL Owner #: 1002761		
GRAHAM ISD I&S		2,900	1,200	Legal: CHOATE		
GRAHAM ISD M&O		2,900	1,200	HORSESHOE PRODUCTION		
NCT COLLEGE		2,900	1,200	A- 190 /MARLIN W N P SUR		
GRAHAM HOSPITAL		2,900	1,200			
				.012731 Royalty Interest		
				Category: G1		
				Railroad #: 27031		
No 2021 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,900	0	1,200		
GRAHAM ISD I&S		2,900	0	1,200		
GRAHAM ISD M&O		2,900	0	1,200		
NCT COLLEGE		2,900	0	1,200		
GRAHAM HOSPITAL		2,900	0	1,200		
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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		7,130	2,940	Lease: 27031	Type: REAL	Owner #: 1002761
GRAHAM ISD I&S		7,130	2,940	Legal: CHOATE HORSESHOE PRODUCTION A- 190 /MARLIN W N P SUR .031250 Override Royalty Category: G1 Railroad #: 27031		
GRAHAM ISD M&O		7,130	2,940			
NCT COLLEGE		7,130	2,940			
GRAHAM HOSPITAL		7,130	2,940			
No 2021 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		7,130	0	2,940		
GRAHAM ISD I&S		7,130	0	2,940		
GRAHAM ISD M&O		7,130	0	2,940		
NCT COLLEGE		7,130	0	2,940		
GRAHAM HOSPITAL		7,130	0	2,940		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	10,030	0	4,140		
GRAHAM ISD I&S	10,030	0	4,140		
GRAHAM ISD M&O	10,030	0	4,140		
NCT COLLEGE	10,030	0	4,140		
GRAHAM HOSPITAL	10,030	0	4,140		