

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

GARDNER CHARLES T LIFE ESTATE  
1101 GABRIEL LN  
FORT WORTH TX 76116-1635



**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: 13476 631  
  
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	30	10	Lease: 7614 Type: REAL Owner #: 13476
GRAHAM ISD I&S	30	10	Legal: PRIDEAUX R O UN
GRAHAM ISD M&O	30	10	STEWART CONSTRUCTION
NCT COLLEGE	30	10	A- 198 /MCMULLEN A SUR
GRAHAM HOSPITAL	30	10	RRC 7614
HB1984: The Appraised value of \$10 in 2026 as compared to \$10 in 2021 is a .00% increase.			.000390 Royalty Interest Category: G1 Railroad #: 7614
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	10
GRAHAM ISD I&S	30	0	10
GRAHAM ISD M&O	30	0	10
NCT COLLEGE	30	0	10
GRAHAM HOSPITAL	30	0	10

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	10	10	Lease: 7614 Type: REAL	Owner #: 13476	
GRAHAM ISD I&S	10	10	Legal: PRIDEAUX R O UN		
GRAHAM ISD M&O	10	10	STEWART CONSTRUCTION		
NCT COLLEGE	10	10	A- 198 /MCMULLEN A SUR		
GRAHAM HOSPITAL	10	10	RRC 7614		
No 2021 Hist			.000195 Override Royalty		
			Category: G1		
			Railroad #: 7614		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	10		
GRAHAM ISD I&S	10	0	10		
GRAHAM ISD M&O	10	0	10		
NCT COLLEGE	10	0	10		
GRAHAM HOSPITAL	10	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	280	240	Lease: 26438 Type: REAL	Owner #: 13476	
GRAHAM ISD I&S	280	240	Legal: P-P & S W#1		
GRAHAM ISD M&O	280	240	POP OPERATING		
NCT COLLEGE	280	240	A- 240 BLK 5 /ROHUS SUR		
GRAHAM HOSPITAL	280	240	RRC 26438		
HB1984: The Appraised value of \$240 in 2026 as compared to \$190 in 2021 is a 26.32% increase.			.002490 Royalty Interest		
			Category: G1		
			Railroad #: 26438		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	280	0	240		
GRAHAM ISD I&S	280	0	240		
GRAHAM ISD M&O	280	0	240		
NCT COLLEGE	280	0	240		
GRAHAM HOSPITAL	280	0	240		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	1,780	1,410	Lease: 26494 Type: REAL	Owner #: 13476	
GRAHAM ISD I&S	1,780	1,410	Legal: ALLAR 1723		
GRAHAM ISD M&O	1,780	1,410	HILL R M OPERATING		
NCT COLLEGE	1,780	1,410	A-1723 COSBY JAMES SUR		
GRAHAM HOSPITAL	1,780	1,410			
HB1984: The Appraised value of \$1,410 in 2026 as compared to \$1,260 in 2021 is a 11.90% increase.			.003333 Royalty Interest		
			Category: G1		
			Railroad #: 26494		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,760	0	1,410		
GRAHAM ISD I&S	1,760	0	1,410		
GRAHAM ISD M&O	1,760	0	1,410		
NCT COLLEGE	1,760	0	1,410		
GRAHAM HOSPITAL	1,760	0	1,410		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	420	320	Lease: 32581 Type: REAL Owner #: 13476
GRAHAM ISD I&S	420	320	Legal: P-MAC
GRAHAM ISD M&O	420	320	ROGERS DRILLING INC
NCT COLLEGE	420	320	A- 198 MCMULLEN A SUR
GRAHAM HOSPITAL	420	320	RRC 32581 API 503-4951 & 42005
HB1984: The Appraised value of \$320 in 2026 as compared to \$280 in 2021 is a 14.29% increase.			.000781 Royalty Interest Category: G1 Railroad #: 32581
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	420	0	320
GRAHAM ISD I&S	420	0	320
GRAHAM ISD M&O	420	0	320
NCT COLLEGE	420	0	320
GRAHAM HOSPITAL	420	0	320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	40	30	Lease: 32607 Type: REAL Owner #: 13476
GRAHAM ISD I&S	40	30	Legal: PRIDEAUX MENTON
GRAHAM ISD M&O	40	30	KELLY MAHLER OPER
NCT COLLEGE	40	30	A- 198 MCMULLEN A SUR
GRAHAM HOSPITAL	40	30	RRC 32607 API 503-42075
HB1984: The Appraised value of \$30 in 2026 as compared to \$10 in 2021 is a 200.00% increase.			.000781 Royalty Interest Category: G1 Railroad #: 32607
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	30	30	Lease: 33128 Type: REAL Owner #: 13476
GRAHAM ISD I&S	30	30	Legal: NELLIE
GRAHAM ISD M&O	30	30	KELLY MAHLER OPER
NCT COLLEGE	30	30	A-1324 I&GN RR CO
GRAHAM HOSPITAL	30	30	RRC 33128 503-42215 #2
HB1984: The Appraised value of \$30 in 2026 as compared to \$10 in 2021 is a 200.00% increase.			.000781 Royalty Interest Category: G1 Railroad #: 33128
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	30
GRAHAM ISD I&S	30	0	30
GRAHAM ISD M&O	30	0	30
NCT COLLEGE	30	0	30
GRAHAM HOSPITAL	30	0	30

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,570	0	2,050		
GRAHAM ISD I&S	2,570	0	2,050		
GRAHAM ISD M&O	2,570	0	2,050		
NCT COLLEGE	2,570	0	2,050		
GRAHAM HOSPITAL	2,570	0	2,050		

