

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

HUGHES DIANE
809 SOLITUDE DR
PFLUGERVILLE TX 78660



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: 15779 877

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		960	850	Lease: 22924 Type: REAL Owner #: 15779	
GRAHAM ISD I&S		960	850	Legal: SENKEL-HAWKINS -A	
GRAHAM ISD M&O		960	850	KARPER OIL & GAS	
NCT COLLEGE		960	850	A- 991 SEC 1917 /TE&L SUR	
GRAHAM HOSPITAL		960	850	RRC 22924	
				.009859 Royalty Interest	
				Category: G1	
				Railroad #: 22924	
HB1984: The Appraised value of \$850 in 2026 as compared to \$2,040 in 2021 is a 58.33% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		730	0	850	
GRAHAM ISD I&S		730	0	850	
GRAHAM ISD M&O		730	0	850	
NCT COLLEGE		730	0	850	
GRAHAM HOSPITAL		730	0	850	

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	13,740	6,300	Lease: 23651 Type: REAL Owner #: 15779
GRAHAM ISD I&S	13,740	6,300	Legal: SENKEL
GRAHAM ISD M&O	13,740	6,300	KARPER OIL & GAS
NCT COLLEGE	13,740	6,300	A- 991 SEC 1917 TE&L SUR
GRAHAM HOSPITAL	13,740	6,300	RRC 23651
.018750 Royalty Interest Category: G1 Railroad #: 23651			
HB1984: The Appraised value of \$6,300 in 2026 as compared to \$3,860 in 2021 is a 63.21% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	13,740	0	6,300
GRAHAM ISD I&S	13,740	0	6,300
GRAHAM ISD M&O	13,740	0	6,300
NCT COLLEGE	13,740	0	6,300
GRAHAM HOSPITAL	13,740	0	6,300

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	14,470	0	7,150
GRAHAM ISD I&S	14,470	0	7,150
GRAHAM ISD M&O	14,470	0	7,150
NCT COLLEGE	14,470	0	7,150
GRAHAM HOSPITAL	14,470	0	7,150