

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

RANCHERS INVESTMENT INC  
PO BOX 686  
GRAHAM TX 76450-0686



**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: 16660 1479

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	110	70	Lease: 29234 Type: REAL Owner #: 16660
GRAHAM ISD I&S	110	70	Legal: DYSINGER-HEAVEN
GRAHAM ISD M&O	110	70	RIDGE OIL CO
NCT COLLEGE	110	70	A- 698 SEC 607 TE&L SUR
GRAHAM HOSPITAL	110	70	
HB1984: The Appraised value of \$70 in 2026 as compared to \$150 in 2021 is a 53.33% decrease.			
HB1984: The Appraised value of \$70 in 2026 as compared to \$150 in 2021 is a 53.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	0	70
GRAHAM ISD I&S	110	0	70
GRAHAM ISD M&O	110	0	70
NCT COLLEGE	110	0	70
GRAHAM HOSPITAL	110	0	70

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		1,470	1,130	Lease: 29235    Type: REAL    Owner #: 16660	
GRAHAM ISD   I&S		1,470	1,130	Legal: SECTION 606 -A	
GRAHAM ISD   M&O		1,470	1,130	RIDGE OIL CO	
NCT COLLEGE		1,470	1,130	A- 697 SEC 606 TE&L SUR	
GRAHAM HOSPITAL		1,470	1,130		
				.001158 Override Royalty	
				Category:        G1	
				Railroad #:        29235	
HB1984: The Appraised value of \$1,130 in 2026 as compared to \$1,680 in 2021 is a 32.74% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,470	0	1,130	
GRAHAM ISD   I&S		1,470	0	1,130	
GRAHAM ISD   M&O		1,470	0	1,130	
NCT COLLEGE		1,470	0	1,130	
GRAHAM HOSPITAL		1,470	0	1,130	

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,580	0	1,200		
GRAHAM ISD I&S	1,580	0	1,200		
GRAHAM ISD M&O	1,580	0	1,200		
NCT COLLEGE	1,580	0	1,200		
GRAHAM HOSPITAL	1,580	0	1,200		