

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

HINSON ERIC F
7714 LITCHFIELD LN
SPRING TX 77379-7232



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: 500262 843

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	280	260	Lease: 12843 Type: REAL Owner #: 500262
GRAHAM ISD I&S	280	260	Legal: AKERS J W #3A
GRAHAM ISD M&O	280	260	PITCOCK INC
NCT COLLEGE	280	260	A- 83 DUNN WM SUR
GRAHAM HOSPITAL	280	260	
HB1984: The Appraised value of \$260 in 2026 as compared to \$310 in 2021 is a 16.13% decrease.			.012305 Override Royalty Category: G1 Railroad #: 12843
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	280	0	260
GRAHAM ISD I&S	280	0	260
GRAHAM ISD M&O	280	0	260
NCT COLLEGE	280	0	260
GRAHAM HOSPITAL	280	0	260

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	750	450	Lease: 30019 Type: REAL Owner #: 500262
GRAHAM ISD I&S	750	450	Legal: BILLS
GRAHAM ISD M&O	750	450	DOUBLE J ENTERPRISES
NCT COLLEGE	750	450	A-1045 SEC1971 /TE&L SUR
GRAHAM HOSPITAL	750	450	RRC 30019
HB1984: The Appraised value of \$450 in 2026 as compared to \$200 in 2021 is a 125.00% increase.			.013674 Override Royalty Category: G1 Railroad #: 30019
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	750	0	450
GRAHAM ISD I&S	750	0	450
GRAHAM ISD M&O	750	0	450
NCT COLLEGE	750	0	450
GRAHAM HOSPITAL	750	0	450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		130	Lease: 116387 Type: REAL Owner #: 500262
GRAHAM ISD I&S		130	Legal: AKERS J W W#1
GRAHAM ISD M&O		130	PITCOCK, INC.
NCT COLLEGE		130	A- 83 DUNN WM SUR
GRAHAM HOSPITAL		130	
No 2021 Hist			.012305 Override Royalty Category: G1 Railroad #: 116387
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	130
GRAHAM ISD I&S	0	0	130
GRAHAM ISD M&O	0	0	130
NCT COLLEGE	0	0	130
GRAHAM HOSPITAL	0	0	130

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,030	0	840		
GRAHAM ISD I&S	1,030	0	840		
GRAHAM ISD M&O	1,030	0	840		
NCT COLLEGE	1,030	0	840		
GRAHAM HOSPITAL	1,030	0	840		