

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

CALDWELL SHELLEY
4318 COBBLERS LN
DALLAS TX 75287-6729



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: 500607 304

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		400	280	Lease: 7206 Type: REAL Owner #: 500607	
GRAHAM ISD I&S		400	280	Legal: RIBBLE W A	
GRAHAM ISD M&O		400	280	WELLS OILFIELD	
NCT COLLEGE		400	280	A- 245 /ROSE J SUR	
GRAHAM HOSPITAL		400	280	RRC 7206	
HB1984: The Appraised value of \$280 in 2026		as compared to \$300 in 2021		is a 6.67% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	400	0	280		
GRAHAM ISD I&S	400	0	280		
GRAHAM ISD M&O	400	0	280		
NCT COLLEGE	400	0	280		
GRAHAM HOSPITAL	400	0	280		

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		970	900	Lease: 166069 Type: REAL Owner #: 500607		
GRAHAM ISD I&S		970	900	Legal: RIBBLE W A W#5		
GRAHAM ISD M&O		970	900	WELLS OILFIELD		
NCT COLLEGE		970	900	A- 245 /ROSE JAMES SUR		
GRAHAM HOSPITAL		970	900			
				.006944 Royalty Interest		
				Category: G1		
				Railroad #: 166069		
HB1984: The Appraised value of \$900 in 2026				as compared to \$340 in 2021 is a 164.71% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		970	0	900		
GRAHAM ISD I&S		970	0	900		
GRAHAM ISD M&O		970	0	900		
NCT COLLEGE		970	0	900		
GRAHAM HOSPITAL		970	0	900		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,370	0	1,180		
GRAHAM ISD I&S	1,370	0	1,180		
GRAHAM ISD M&O	1,370	0	1,180		
NCT COLLEGE	1,370	0	1,180		
GRAHAM HOSPITAL	1,370	0	1,180		