

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

CORNWELL SANDRA
PO BOX 207
DOBBIN TX 77333-0207



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: 502342 399

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		240	50	Lease: 7587	Type: REAL Owner #: 502342
GRAHAM ISD I&S		240	50	Legal: OWENS R D	
GRAHAM ISD M&O		240	50	BROWN DARRYL OPER	
NCT COLLEGE		240	50	A-2245 OWEN R D	
GRAHAM HOSPITAL		240	50	7887	API 4250336468
				.001961 Royalty Interest	
				Category: G1	
				Railroad #: 7587	
HB1984: The Appraised value of \$50 in 2026 as compared to \$90 in 2021 is a 44.44% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		240	0	50	
GRAHAM ISD I&S		240	0	50	
GRAHAM ISD M&O		240	0	50	
NCT COLLEGE		240	0	50	
GRAHAM HOSPITAL		240	0	50	

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	30	40	Lease: 17947 Type: REAL Owner #: 502342
GRAHAM ISD I&S	30	40	Legal: OWENS R D -A-
GRAHAM ISD M&O	30	40	BROWN DARRYL OPER
NCT COLLEGE	30	40	A-1442
GRAHAM HOSPITAL	30	40	
HB1984: The Appraised value of \$40 in 2026 as compared to \$20 in 2021 is a 100.00% increase.			.001961 Royalty Interest Category: G1 Railroad #: 17947
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	40
GRAHAM ISD I&S	30	0	40
GRAHAM ISD M&O	30	0	40
NCT COLLEGE	30	0	40
GRAHAM HOSPITAL	30	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	330	370	Lease: 19687 Type: REAL Owner #: 502342
GRAHAM ISD I&S	330	370	Legal: OWEN -B-
GRAHAM ISD M&O	330	370	BROWN DARRYL OPER
NCT COLLEGE	330	370	A-2245
GRAHAM HOSPITAL	330	370	
HB1984: The Appraised value of \$370 in 2026 as compared to \$440 in 2021 is a 15.91% decrease.			.003922 Royalty Interest Category: G1 Railroad #: 19687
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	0	370
GRAHAM ISD I&S	330	0	370
GRAHAM ISD M&O	330	0	370
NCT COLLEGE	330	0	370
GRAHAM HOSPITAL	330	0	370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	80	50	Lease: 31507 Type: REAL Owner #: 502342
GRAHAM ISD I&S	80	50	Legal: HAWKINS "A"
GRAHAM ISD M&O	80	50	BROWN DARRYL OPER
NCT COLLEGE	80	50	A-2215 SEC 39 DOWDLE RJ
GRAHAM HOSPITAL	80	50	RRC #31507
No 2021 Hist			.000245 Royalty Interest Category: G1 Railroad #: 31507
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	50
GRAHAM ISD I&S	80	0	50
GRAHAM ISD M&O	80	0	50
NCT COLLEGE	80	0	50
GRAHAM HOSPITAL	80	0	50

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	680	0	510		
GRAHAM ISD I&S	680	0	510		
GRAHAM ISD M&O	680	0	510		
NCT COLLEGE	680	0	510		
GRAHAM HOSPITAL	680	0	510		