

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

KEHREN SHEILA ANN FOMBY  
1211 E CAROLINE ST #109  
TAVARES FL 32778



**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: 502568 983

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	320	270	Lease: 7330 Type: REAL Owner #: 502568
GRAHAM ISD I&S	320	270	Legal: LANGSTON C W -A-
GRAHAM ISD M&O	320	270	TOMSHA LLC
NCT COLLEGE	320	270	A- 916 SEC 1490 TE&L
GRAHAM HOSPITAL	320	270	RRC 7330
HB1984: The Appraised value of \$270 in 2026 as compared to \$160 in 2021 is a 68.75% increase.			.012500 Royalty Interest Category: G1 Railroad #: 7330
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	320	0	270
GRAHAM ISD I&S	320	0	270
GRAHAM ISD M&O	320	0	270
NCT COLLEGE	320	0	270
GRAHAM HOSPITAL	320	0	270

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		560	510	Lease: 7331 Type: REAL Owner #: 502568		
GRAHAM ISD I&S		560	510	Legal: LANGSTON C W -B-		
GRAHAM ISD M&O		560	510	TOMSHA LLC		
NCT COLLEGE		560	510	A- 916 SEC 1490 TE&L SUR		
GRAHAM HOSPITAL		560	510	RRC 7331		
				.012500 Royalty Interest		
				Category: G1		
				Railroad #: 7331		
HB1984: The Appraised value of \$510 in 2026 as compared to				\$200 in 2021 is a 155.00% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		560	0	510		
GRAHAM ISD I&S		560	0	510		
GRAHAM ISD M&O		560	0	510		
NCT COLLEGE		560	0	510		
GRAHAM HOSPITAL		560	0	510		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	880	0	780		
GRAHAM ISD I&S	880	0	780		
GRAHAM ISD M&O	880	0	780		
NCT COLLEGE	880	0	780		
GRAHAM HOSPITAL	880	0	780		