

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

THETFORD WILLIAM RUSSELL  
2525 TAMARON CV  
CEDAR HILL TX 75104-8259



**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: 503838 1832  
 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	150	110	Lease: 17585 Type: REAL Owner #: 503838
GRAHAM ISD I&S	150	110	Legal: MOREN-WADE
GRAHAM ISD M&O	150	110	BORDERLINE OPER CORP
NCT COLLEGE	150	110	A- 29 /BBB&CO SUR
GRAHAM HOSPITAL	150	110	
HB1984: The Appraised value of \$110 in 2026 as compared to \$80 in 2021 is a 37.50% increase.			.001263 Royalty Interest Category: G1 Railroad #: 17585
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	0	110
GRAHAM ISD I&S	130	0	110
GRAHAM ISD M&O	130	0	110
NCT COLLEGE	130	0	110
GRAHAM HOSPITAL	130	0	110

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	210	240	Lease: 34120 Type: REAL Owner #: 503838		
GRAHAM ISD I&S	210	240	Legal: MOREN 16 & 18		
GRAHAM ISD M&O	210	240	BORDERLINE		
NCT COLLEGE	210	240	A- 245 JAS ROSS		
GRAHAM HOSPITAL	210	240	RRC 34120 API 32-503-34608		
No 2021 Hist			.003314 Royalty Interest		
			Category: G1		
			Railroad #: 34120		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	210	0	240		
GRAHAM ISD I&S	210	0	240		
GRAHAM ISD M&O	210	0	240		
NCT COLLEGE	210	0	240		
GRAHAM HOSPITAL	210	0	240		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 260	510	Lease: 34249 Type: REAL Owner #: 503838		
GRAHAM ISD I&S	C 260	510	Legal: MOREN DEEP		
GRAHAM ISD M&O	C 260	510	B O L D OIL & GAS		
NCT COLLEGE	C 260	510	A- 245 ROSE HRS J		
GRAHAM HOSPITAL	C 260	510	RRC 34249 API 503-42561		
			.003313 Royalty Interest		
			Category: G1		
			Railroad #: 34249		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	260	200	310		
GRAHAM ISD I&S	260	200	310		
GRAHAM ISD M&O	260	200	310		
NCT COLLEGE	260	200	310		
GRAHAM HOSPITAL	260	200	310		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	600	200	660		
GRAHAM ISD I&S	600	200	660		
GRAHAM ISD M&O	600	200	660		
NCT COLLEGE	600	200	660		
GRAHAM HOSPITAL	600	200	660		