

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

RANFT THOMAS G  
1518 S RODGERS DR  
GRAHAM TX 76450-4456

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**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: 503903 1483

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	5,540	3,850	Lease: 13721 Type: REAL Owner #: 503903
GRAHAM ISD I&S	5,540	3,850	Legal: GILMORE H C #1
GRAHAM ISD M&O	5,540	3,850	BEREN CORP
NCT COLLEGE	5,540	3,850	A- 25 SEC 1 BBB & CRR SUR
GRAHAM HOSPITAL	5,540	3,850	RRC 13721 #1
HB1984: The Appraised value of \$3,850 in 2026 as compared to \$7,180 in 2021 is a 46.38% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,540	0	3,850
GRAHAM ISD I&S	5,540	0	3,850
GRAHAM ISD M&O	5,540	0	3,850
NCT COLLEGE	5,540	0	3,850
GRAHAM HOSPITAL	5,540	0	3,850

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	540	440	Lease: 25486 Type: REAL Owner #: 503903
GRAHAM ISD I&S	540	440	Legal: MARCHMAN
GRAHAM ISD M&O	540	440	STOVALL OPERATING CO
NCT COLLEGE	540	440	A- 112 GILLIAN R SUR
GRAHAM HOSPITAL	540	440	
HB1984: The Appraised value of \$440 in 2026 as compared to \$500 in 2021 is a 12.00% decrease.			.006193 Royalty Interest Category: G1 Railroad #: 25486
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	540	0	440
GRAHAM ISD I&S	540	0	440
GRAHAM ISD M&O	540	0	440
NCT COLLEGE	540	0	440
GRAHAM HOSPITAL	540	0	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	7,480	6,960	Lease: 29629 Type: REAL Owner #: 503903
GRAHAM ISD I&S	7,480	6,960	Legal: GILMORE H C #4
GRAHAM ISD M&O	7,480	6,960	BEREN CORPORAT
NCT COLLEGE	7,480	6,960	A- 25 SEC 1 BBB & CRR SUR
GRAHAM HOSPITAL	7,480	6,960	RRC 29629 #4
HB1984: The Appraised value of \$6,960 in 2026 as compared to \$7,550 in 2021 is a 7.81% decrease.			.031250 Royalty Interest Category: G1 Railroad #: 29629
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,480	0	6,960
GRAHAM ISD I&S	7,480	0	6,960
GRAHAM ISD M&O	7,480	0	6,960
NCT COLLEGE	7,480	0	6,960
GRAHAM HOSPITAL	7,480	0	6,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,590	1,650	Lease: 177991 Type: REAL Owner #: 503903
GRAHAM ISD I&S	2,590	1,650	Legal: GILMORE H C #2
GRAHAM ISD M&O	2,590	1,650	BEREN CORPORAT
NCT COLLEGE	2,590	1,650	A- 25 BLK 1 BBB & CRR SUR
GRAHAM HOSPITAL	2,590	1,650	RRC 177991 #2
HB1984: The Appraised value of \$1,650 in 2026 as compared to \$3,480 in 2021 is a 52.59% decrease.			.031250 Royalty Interest Category: G1 Railroad #: 177991
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,590	0	1,650
GRAHAM ISD I&S	2,590	0	1,650
GRAHAM ISD M&O	2,590	0	1,650
NCT COLLEGE	2,590	0	1,650
GRAHAM HOSPITAL	2,590	0	1,650

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	16,150	0	12,900		
GRAHAM ISD I&S	16,150	0	12,900		
GRAHAM ISD M&O	16,150	0	12,900		
NCT COLLEGE	16,150	0	12,900		
GRAHAM HOSPITAL	16,150	0	12,900		