

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

FOSTER REBECCA RUTH LIPPINCOTT
PO BOX 244
ALBA TX 75410-0244



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: 504279 605

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	110	60	Lease: 13580 Type: REAL Owner #: 504279
GRAHAM ISD I&S	110	60	Legal: BARNETT
GRAHAM ISD M&O	110	60	ITX CORPORATION
NCT COLLEGE	110	60	A-1062 TE&L #1988
GRAHAM HOSPITAL	110	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$180 in 2021 is a 66.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	0	60
GRAHAM ISD I&S	110	0	60
GRAHAM ISD M&O	110	0	60
NCT COLLEGE	110	0	60
GRAHAM HOSPITAL	110	0	60

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	C 190	170	Lease: 29620 Type: REAL Owner #: 504279
GRAHAM ISD I&S	C 190	170	Legal: BARNETT NO. 3 UNIT
GRAHAM ISD M&O	C 190	170	ITX CORPORATION
NCT COLLEGE	C 190	170	A-1062 SEC1988 /TE&L SUR
GRAHAM HOSPITAL	C 190	170	
			.003472 Royalty Interest
			Category: G1
			Railroad #: 29620
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	30	140
GRAHAM ISD I&S	120	30	140
GRAHAM ISD M&O	120	30	140
NCT COLLEGE	120	30	140
GRAHAM HOSPITAL	120	30	140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	900	540	Lease: 31785 Type: REAL Owner #: 504279
GRAHAM ISD I&S	900	540	Legal: SENTERS #2
GRAHAM ISD M&O	900	540	ITX CORPORATION
NCT COLLEGE	900	540	A- 227 SEC 1 POITEVENT
GRAHAM HOSPITAL	900	540	
			.005023 Royalty Interest
			Category: G1
			Railroad #: 31785
HB1984: The Appraised value of \$540 in 2026 as compared to \$630 in 2021 is a 14.29% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	900	0	540
GRAHAM ISD I&S	900	0	540
GRAHAM ISD M&O	900	0	540
NCT COLLEGE	900	0	540
GRAHAM HOSPITAL	900	0	540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	390	230	Lease: 31785 Type: REAL Owner #: 504279
GRAHAM ISD I&S	390	230	Legal: SENTERS #2
GRAHAM ISD M&O	390	230	ITX CORPORATION
NCT COLLEGE	390	230	A- 227 SEC 1 POITEVENT
GRAHAM HOSPITAL	390	230	
			.002197 Override Royalty
			Category: G1
			Railroad #: 31785
HB1984: The Appraised value of \$230 in 2026 as compared to \$270 in 2021 is a 14.81% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	390	0	230
GRAHAM ISD I&S	390	0	230
GRAHAM ISD M&O	390	0	230
NCT COLLEGE	390	0	230
GRAHAM HOSPITAL	390	0	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	580	230	Lease: 117774 Type: REAL Owner #: 504279
GRAHAM ISD I&S	580	230	Legal: KING MARY ALICE W#1
GRAHAM ISD M&O	580	230	JAY MGMT CO
NCT COLLEGE	580	230	A-2052 SEC 2738 TE&L SUR
GRAHAM HOSPITAL	580	230	
HB1984: The Appraised value of \$230 in 2026 as compared to \$510 in 2021 is a 54.90% decrease.			.018229 Royalty Interest Category: G1 Railroad #: 117774
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	580	0	230
GRAHAM ISD I&S	580	0	230
GRAHAM ISD M&O	580	0	230
NCT COLLEGE	580	0	230
GRAHAM HOSPITAL	580	0	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	910	430	Lease: 175402 Type: REAL Owner #: 504279
GRAHAM ISD I&S	910	430	Legal: SENTERS W#3
GRAHAM ISD M&O	910	430	ITX CORPORATION
NCT COLLEGE	910	430	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	910	430	RRC 175402
HB1984: The Appraised value of \$430 in 2026 as compared to \$220 in 2021 is a 95.45% increase.			.005983 Royalty Interest Category: G1 Railroad #: 175402
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	430	0	430
GRAHAM ISD I&S	430	0	430
GRAHAM ISD M&O	430	0	430
NCT COLLEGE	430	0	430
GRAHAM HOSPITAL	430	0	430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	400	190	Lease: 175402 Type: REAL Owner #: 504279
GRAHAM ISD I&S	400	190	Legal: SENTERS W#3
GRAHAM ISD M&O	400	190	ITX CORPORATION
NCT COLLEGE	400	190	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	400	190	RRC 175402
HB1984: The Appraised value of \$190 in 2026 as compared to \$100 in 2021 is a 90.00% increase.			.002618 Override Royalty Category: G1 Railroad #: 175402
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	0	190
GRAHAM ISD I&S	190	0	190
GRAHAM ISD M&O	190	0	190
NCT COLLEGE	190	0	190
GRAHAM HOSPITAL	190	0	190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	200	140	Lease: 176090 Type: REAL Owner #: 504279
GRAHAM ISD I&S	200	140	Legal: SENTERS W#4
GRAHAM ISD M&O	200	140	ITX CORPORATION
NCT COLLEGE	200	140	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	200	140	RRC 176090
HB1984: The Appraised value of \$140 in 2026 as compared to \$430 in 2021 is a 67.44% decrease.			.005984 Royalty Interest Category: G1 Railroad #: 176090
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	0	140
GRAHAM ISD I&S	200	0	140
GRAHAM ISD M&O	200	0	140
NCT COLLEGE	200	0	140
GRAHAM HOSPITAL	200	0	140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	90	60	Lease: 176090 Type: REAL Owner #: 504279
GRAHAM ISD I&S	90	60	Legal: SENTERS W#4
GRAHAM ISD M&O	90	60	ITX CORPORATION
NCT COLLEGE	90	60	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	90	60	RRC 176090
HB1984: The Appraised value of \$60 in 2026 as compared to \$190 in 2021 is a 68.42% decrease.			.002617 Override Royalty Category: G1 Railroad #: 176090
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	60
GRAHAM ISD I&S	80	0	60
GRAHAM ISD M&O	80	0	60
NCT COLLEGE	80	0	60
GRAHAM HOSPITAL	80	0	60

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,000	30	2,020		
GRAHAM ISD I&S	3,000	30	2,020		
GRAHAM ISD M&O	3,000	30	2,020		
NCT COLLEGE	3,000	30	2,020		
GRAHAM HOSPITAL	3,000	30	2,020		