

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

LIPPINCOTT JOHN PAUL
4421 OLEANDER TRL
MESQUITE TX 75150-2339



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: 504281 1091

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 #: 504281
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.			
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 GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	C 190 C 190 C 190 C 190 C 190	170 170 170 170 170	Lease: 29620 Type: REAL Owner #: 504281 Legal: BARNETT NO. 3 UNIT ITX CORPORATION A-1062 SEC1988 /TE&L SUR .003473 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 GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	120 120 120 120 120	30 30 30 30 30	140 140 140 140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	900 900 900 900 900	540 540 540 540 540	Lease: 31785 Type: REAL Owner #: 504281 Legal: SENTERS #2 ITX CORPORATION A- 227 SEC 1 POITEVENT .005022 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 GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	900 900 900 900 900	0 0 0 0 0	540 540 540 540 540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	400 400 400 400 400	240 240 240 240 240	Lease: 31785 Type: REAL Owner #: 504281 Legal: SENTERS #2 ITX CORPORATION A- 227 SEC 1 POITEVENT .002198 Override Royalty Category: G1 Railroad #: 31785
HB1984: The Appraised value of \$240 in 2026 as compared to \$270 in 2021 is a 11.11% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	400 400 400 400 400	0 0 0 0 0	240 240 240 240 240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	590	230	Lease: 117774 Type: REAL Owner #: 504281
GRAHAM ISD I&S	590	230	Legal: KING MARY ALICE W#1
GRAHAM ISD M&O	590	230	JAY MGMT CO
NCT COLLEGE	590	230	A-2052 SEC 2738 TE&L SUR
GRAHAM HOSPITAL	590	230	
HB1984: The Appraised value of \$230 in 2026 as compared to \$510 in 2021 is a 54.90% decrease.			.018230 Royalty Interest Category: G1 Railroad #: 117774
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	0	230
GRAHAM ISD I&S	590	0	230
GRAHAM ISD M&O	590	0	230
NCT COLLEGE	590	0	230
GRAHAM HOSPITAL	590	0	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	910	430	Lease: 175402 Type: REAL Owner #: 504281
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.			.005984 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 #: 504281
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 #: 504281
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.			.005983 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 #: 504281
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.			.002618 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	3,020	30	2,030		
GRAHAM ISD I&S	3,020	30	2,030		
GRAHAM ISD M&O	3,020	30	2,030		
NCT COLLEGE	3,020	30	2,030		
GRAHAM HOSPITAL	3,020	30	2,030		