

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

youngcad@youngcad.org

817-926-7861

STEPHENS KERWIN
515 4TH ST
GRAHAM TX 76450-3036



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: 504918 1737

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	70	40	Lease: 31785 Type: REAL Owner #: 504918
GRAHAM ISD I&S	70	40	Legal: SENTER'S #2
GRAHAM ISD M&O	70	40	ITX CORPORATION
NCT COLLEGE	70	40	A- 227 SEC 1 POITEVENT
GRAHAM HOSPITAL	70	40	
HB1984: The Appraised value of \$40 in 2026 as compared to \$50 in 2021 is a 20.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	0	40
GRAHAM ISD I&S	70	0	40
GRAHAM ISD M&O	70	0	40
NCT COLLEGE	70	0	40
GRAHAM HOSPITAL	70	0	40

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	380	220	Lease: 31785 Type: REAL Owner #: 504918
GRAHAM ISD I&S	380	220	Legal: SENTERS #2
GRAHAM ISD M&O	380	220	ITX CORPORATION
NCT COLLEGE	380	220	A- 227 SEC 1 POITEVENT
GRAHAM HOSPITAL	380	220	
HB1984: The Appraised value of \$220 in 2026 as compared to \$260 in 2021 is a 15.38% decrease.			.002099 Override Royalty Category: G1 Railroad #: 31785
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	380	0	220
GRAHAM ISD I&S	380	0	220
GRAHAM ISD M&O	380	0	220
NCT COLLEGE	380	0	220
GRAHAM HOSPITAL	380	0	220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 7,630	36,980	Lease: 33913 Type: REAL Owner #: 504918
GRAHAM ISD I&S	C 7,630	36,980	Legal: ROACH-PARROT
GRAHAM ISD M&O	C 7,630	36,980	SKY RESOURCES INC
NCT COLLEGE	C 7,630	36,980	A- 849 SEC 1204 TE&L SUR
GRAHAM HOSPITAL	C 7,630	36,980	RRC 33913 503-42430 #7
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$36,980 in 2026 as compared to \$9,610 in 2021 is a 284.81% increase.			.011444 Royalty Interest Category: G1 Railroad #: 33913
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	6,350	29,360	7,620
GRAHAM ISD I&S	6,350	29,360	7,620
GRAHAM ISD M&O	6,350	29,360	7,620
NCT COLLEGE	6,350	29,360	7,620
GRAHAM HOSPITAL	6,350	29,360	7,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	70	30	Lease: 175402 Type: REAL Owner #: 504918
GRAHAM ISD I&S	70	30	Legal: SENTERS W#3
GRAHAM ISD M&O	70	30	ITX CORPORATION
NCT COLLEGE	70	30	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	70	30	RRC 175402
HB1984: The Appraised value of \$30 in 2026 as compared to \$20 in 2021 is a 50.00% increase.			.000435 Royalty Interest Category: G1 Railroad #: 175402
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	0	30
GRAHAM ISD I&S	40	0	30
GRAHAM ISD M&O	40	0	30
NCT COLLEGE	40	0	30
GRAHAM HOSPITAL	40	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	320	150	Lease: 175402 Type: REAL Owner #: 504918
GRAHAM ISD I&S	320	150	Legal: SENTERS W#3
GRAHAM ISD M&O	320	150	ITX CORPORATION
NCT COLLEGE	320	150	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	320	150	RRC 175402
			.002099 Override Royalty
			Category: G1
			Railroad #: 175402
HB1984: The Appraised value of \$150 in 2026 as compared to \$80 in 2021 is a 87.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	160	0	150
GRAHAM ISD I&S	160	0	150
GRAHAM ISD M&O	160	0	150
NCT COLLEGE	160	0	150
GRAHAM HOSPITAL	160	0	150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	20	10	Lease: 176090 Type: REAL Owner #: 504918
GRAHAM ISD I&S	20	10	Legal: SENTERS W#4
GRAHAM ISD M&O	20	10	ITX CORPORATION
NCT COLLEGE	20	10	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	20	10	RRC 176090
			.000435 Royalty Interest
			Category: G1
			Railroad #: 176090
HB1984: The Appraised value of \$10 in 2026 as compared to \$30 in 2021 is a 66.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	0	10
GRAHAM ISD I&S	10	0	10
GRAHAM ISD M&O	10	0	10
NCT COLLEGE	10	0	10
GRAHAM HOSPITAL	10	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	70	50	Lease: 176090 Type: REAL Owner #: 504918
GRAHAM ISD I&S	70	50	Legal: SENTERS W#4
GRAHAM ISD M&O	70	50	ITX CORPORATION
NCT COLLEGE	70	50	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	70	50	RRC 176090
			.002099 Override Royalty
			Category: G1
			Railroad #: 176090
HB1984: The Appraised value of \$50 in 2026 as compared to \$150 in 2021 is a 66.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	0	50
GRAHAM ISD I&S	70	0	50
GRAHAM ISD M&O	70	0	50
NCT COLLEGE	70	0	50
GRAHAM HOSPITAL	70	0	50

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,080	29,360	8,120		
GRAHAM ISD I&S	7,080	29,360	8,120		
GRAHAM ISD M&O	7,080	29,360	8,120		
NCT COLLEGE	7,080	29,360	8,120		
GRAHAM HOSPITAL	7,080	29,360	8,120		

