

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

MCAVOY HOMER & FANNIE
% JAMES K MCAVOY
3904 ANADARKO
EDMOND OK 73013-7730



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:	505869 1180
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	36,550	18,470	Lease: 33291 Type: REAL Owner #: 505869
GRAHAM ISD I&S	36,550	18,470	Legal: BRYSON HEIRS SOUTH
GRAHAM ISD M&O	36,550	18,470	D L OPERATING
NCT COLLEGE	36,550	18,470	A-1774 SEC 18 LC COOK/POIEVENT
GRAHAM HOSPITAL	36,550	18,470	RRC 33291 503-42265 #1
HB1984: The Appraised value of \$18,470 in 2026 as compared to \$25,000 in 2021 is a 26.12% decrease.			.019953 Royalty Interest Category: G1 Railroad #: 33291
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	36,550	0	18,470
GRAHAM ISD I&S	36,550	0	18,470
GRAHAM ISD M&O	36,550	0	18,470
NCT COLLEGE	36,550	0	18,470
GRAHAM HOSPITAL	36,550	0	18,470

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

