

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

MCNUTT BARBARA ANN WILSON
2818 EAGLE CREEK DR
KINGWOOD TX 77345-1311



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: 505908 1225

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	4,470	3,390	Lease: 33291 Type: REAL Owner #: 505908
GRAHAM ISD I&S	4,470	3,390	Legal: BRYSON HEIRS SOUTH
GRAHAM ISD M&O	4,470	3,390	D L OPERATING
NCT COLLEGE	4,470	3,390	A-1774 SEC 18 LC COOK/POIEVENT
GRAHAM HOSPITAL	4,470	3,390	RRC 33291 503-42265 #1
HB1984: The Appraised value of \$3,390 in 2026 as compared to \$3,060 in 2021 is a 10.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,470	0	3,390
GRAHAM ISD I&S	4,470	0	3,390
GRAHAM ISD M&O	4,470	0	3,390
NCT COLLEGE	4,470	0	3,390
GRAHAM HOSPITAL	4,470	0	3,390

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		220	80	Lease: 117774 Type: REAL Owner #: 505908	
GRAHAM ISD I&S		220	80	Legal: KING MARY ALICE W#1	
GRAHAM ISD M&O		220	80	JAY MGMT CO	
NCT COLLEGE		220	80	A-2052 SEC 2738 TE&L SUR	
GRAHAM HOSPITAL		220	80		
				.006684 Royalty Interest	
				Category: G1	
				Railroad #: 117774	
HB1984: The Appraised value of \$80 in 2026 as compared to \$190 in 2021 is a 57.89% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		220	0	80	
GRAHAM ISD I&S		220	0	80	
GRAHAM ISD M&O		220	0	80	
NCT COLLEGE		220	0	80	
GRAHAM HOSPITAL		220	0	80	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,690	0	3,470		
GRAHAM ISD I&S	4,690	0	3,470		
GRAHAM ISD M&O	4,690	0	3,470		
NCT COLLEGE	4,690	0	3,470		
GRAHAM HOSPITAL	4,690	0	3,470		