

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

LUPETE FAMILY LP  
1005 FOX HOLLOW LN  
LITTLE ELM TX 75068-3051



**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: 506280 1111

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		390	Lease: 8478 Type: REAL Owner #: 506280
GRAHAM ISD I&S		390	Legal: HOLCOMB V -B
GRAHAM ISD M&O		390	GENERAL OPERATING
NCT COLLEGE		390	A- 95
GRAHAM HOSPITAL		390	
HB1984: The Appraised value of \$390 in 2026 as compared to \$40 in 2021 is a 875.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	390
GRAHAM ISD I&S	0	0	390
GRAHAM ISD M&O	0	0	390
NCT COLLEGE	0	0	390
GRAHAM HOSPITAL	0	0	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 GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL		1,040 1,040 1,040 1,040 1,040	Lease: 23314 Type: REAL Owner #: 506280 Legal: HOLCOMB V GENERAL OPERAT A- 95 /FISHER R J SUR  .003255 Royalty Interest Category: G1 Railroad #: 23314
HB1984: The Appraised value of \$1,040 in 2026 as compared to \$350 in 2021 is a 197.14% increase.			
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	0 0 0 0 0	0 0 0 0 0	1,040 1,040 1,040 1,040 1,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	340 340 340 340 340	300 300 300 300 300	Lease: 33629 Type: REAL Owner #: 506280 Legal: PHILLIP GEORGE GANNETT OPERATING A- 95 FISHER RJ SUR RRC 33629 503-42354 #1  .006510 Royalty Interest Category: G1 Railroad #: 33629
HB1984: The Appraised value of \$300 in 2026 as compared to \$1,160 in 2021 is a 74.14% 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	340 340 340 340 340	0 0 0 0 0	300 300 300 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL		50 50 50 50 50	Lease: 74270 Type: REAL Owner #: 506280 Legal: HOLCOMB V -B W#1 GENERAL OPERAT A- 95  .003907 Royalty Interest Category: G1 Railroad #: 74270
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	0 0 0 0 0	0 0 0 0 0	50 50 50 50 50

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	340 340 340 340 340	0 0 0 0 0	1,780 1,780 1,780 1,780 1,780		