

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

EPPERSON BONNIE
3229 WINDING SHORE LN
PFLUGERVILLE TX 78660



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: 506314 547

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	100	Lease: 11638 Type: REAL Owner #: 506314	
GRAHAM ISD I&S		110	100	Legal: COX J L	
GRAHAM ISD M&O		110	100	C.O.W. OPERATING	
NCT COLLEGE		110	100	A-1154 SEC 2722 TE&L SUR	
GRAHAM HOSPITAL		110	100		
				.003472 Royalty Interest	
				Category: G1	
				Railroad #: 11638	
HB1984: The Appraised value of \$100 in 2026 as compared to \$270 in 2021 is a 62.96% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	90	0	100		
GRAHAM ISD I&S	90	0	100		
GRAHAM ISD M&O	90	0	100		
NCT COLLEGE	90	0	100		
GRAHAM HOSPITAL	90	0	100		

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	2,460	1,070	Lease: 29223 Type: REAL Owner #: 506314
GRAHAM ISD I&S	2,460	1,070	Legal: SANDERS A G -A- NO. 2 UNIT
GRAHAM ISD M&O	2,460	1,070	ITX CORPORATION
NCT COLLEGE	2,460	1,070	A-1063 SEC1989 /TE&L SUR
GRAHAM HOSPITAL	2,460	1,070	
HB1984: The Appraised value of \$1,070 in 2026 as compared to \$640 in 2021 is a 67.19% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,460	0	1,070
GRAHAM ISD I&S	2,460	0	1,070
GRAHAM ISD M&O	2,460	0	1,070
NCT COLLEGE	2,460	0	1,070
GRAHAM HOSPITAL	2,460	0	1,070

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,550	0	1,170		
GRAHAM ISD I&S	2,550	0	1,170		
GRAHAM ISD M&O	2,550	0	1,170		
NCT COLLEGE	2,550	0	1,170		
GRAHAM HOSPITAL	2,550	0	1,170		