

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

CHOENS MELISSA ANN
1207 HANOVER DR
EULESS TX 76040-6359



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:	506374 346
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	810	560	Lease: 13721 Type: REAL Owner #: 506374
GRAHAM ISD I&S	810	560	Legal: GILMORE H C #1
GRAHAM ISD M&O	810	560	BEREN CORP
NCT COLLEGE	810	560	A- 25 SEC 1 BBB & CRR SUR
GRAHAM HOSPITAL	810	560	RRC 13721 #1
HB1984: The Appraised value of \$560 in 2026 as compared to \$1,050 in 2021 is a 46.67% decrease.			.004558 Override Royalty Category: G1 Railroad #: 13721
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	810	0	560
GRAHAM ISD I&S	810	0	560
GRAHAM ISD M&O	810	0	560
NCT COLLEGE	810	0	560
GRAHAM HOSPITAL	810	0	560

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	1,090	1,020	Lease: 29629 Type: REAL Owner #: 506374
GRAHAM ISD I&S	1,090	1,020	Legal: GILMORE H C #4
GRAHAM ISD M&O	1,090	1,020	BEREN CORPORAT
NCT COLLEGE	1,090	1,020	A- 25 SEC 1 BBB & CRR SUR
GRAHAM HOSPITAL	1,090	1,020	RRC 29629 #4
			.004558 Override Royalty
			Category: G1
			Railroad #: 29629
HB1984: The Appraised value of \$1,020 in 2026 as compared to \$1,100 in 2021 is a 7.27% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,090	0	1,020
GRAHAM ISD I&S	1,090	0	1,020
GRAHAM ISD M&O	1,090	0	1,020
NCT COLLEGE	1,090	0	1,020
GRAHAM HOSPITAL	1,090	0	1,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	130	80	Lease: 33764 Type: REAL Owner #: 506374
GRAHAM ISD I&S	130	80	Legal: MCNEILL
GRAHAM ISD M&O	130	80	BEREN CORP
NCT COLLEGE	130	80	A- 28 SEC 4 BBB&C
GRAHAM HOSPITAL	130	80	RRC 33764 503-42378
			.004557 Override Royalty
			Category: G1
			Railroad #: 33764
HB1984: The Appraised value of \$80 in 2026 as compared to \$700 in 2021 is a 88.57% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	0	80
GRAHAM ISD I&S	130	0	80
GRAHAM ISD M&O	130	0	80
NCT COLLEGE	130	0	80
GRAHAM HOSPITAL	130	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	380	240	Lease: 177991 Type: REAL Owner #: 506374
GRAHAM ISD I&S	380	240	Legal: GILMORE H C #2
GRAHAM ISD M&O	380	240	BEREN CORPORAT
NCT COLLEGE	380	240	A- 25 BLK 1 BBB & CRR SUR
GRAHAM HOSPITAL	380	240	RRC 177991 #2
			.004558 Override Royalty
			Category: G1
			Railroad #: 177991
HB1984: The Appraised value of \$240 in 2026 as compared to \$510 in 2021 is a 52.94% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	380	0	240
GRAHAM ISD I&S	380	0	240
GRAHAM ISD M&O	380	0	240
NCT COLLEGE	380	0	240
GRAHAM HOSPITAL	380	0	240

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,410	0	1,900		
GRAHAM ISD I&S	2,410	0	1,900		
GRAHAM ISD M&O	2,410	0	1,900		
NCT COLLEGE	2,410	0	1,900		
GRAHAM HOSPITAL	2,410	0	1,900		