

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 JOHN RANDALL
4212 HIGHLAND DR
WICHITA FALLS TX 76308



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: 506375 345

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 #: 506375	
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	
				.004557 Override Royalty	
				Category: G1	
				Railroad #: 13721	
HB1984: The Appraised value of \$560 in 2026 as compared to \$1,050 in 2021 is a 46.67% decrease.					
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 #: 506375
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
			.004557 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

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	1,900	0	1,580
GRAHAM ISD I&S	1,900	0	1,580
GRAHAM ISD M&O	1,900	0	1,580
NCT COLLEGE	1,900	0	1,580
GRAHAM HOSPITAL	1,900	0	1,580