

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

GERBER FLORA CELESTE
8409 TIMBERLINE COURT
N RICHLAND HILLS TX 76182-7004



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: 506410 646

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		3,170	1,980	Lease: 34208 Type: REAL Owner #: 506410	
GRAHAM ISD I&S		3,170	1,980	Legal: CUSENBARY #1 (OIL)	
GRAHAM ISD M&O		3,170	1,980	GANNETT OPERATING	
NCT COLLEGE		3,170	1,980	A-1285 YOUNG CSL BLK 18	
GRAHAM HOSPITAL		3,170	1,980	RRC 34208 API 503-42507	
No 2021 Hist				.001458 Royalty Interest Category: G1 Railroad #: 34208	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		3,170	0	1,980	
GRAHAM ISD I&S		3,170	0	1,980	
GRAHAM ISD M&O		3,170	0	1,980	
NCT COLLEGE		3,170	0	1,980	
GRAHAM HOSPITAL		3,170	0	1,980	

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		1,010	460	Lease: 295658 Type: REAL Owner #: 506410		
GRAHAM ISD I&S		1,010	460	Legal: CUSENBARY #2 (GAS)		
GRAHAM ISD M&O		1,010	460	GANNETT OPERATING		
NCT COLLEGE		1,010	460	A-1285 YOUNG CSL		
GRAHAM HOSPITAL		1,010	460	RRC 295658 API 503-42554		
No 2021 Hist				.001458 Royalty Interest		
				Category: G1		
				Railroad #: 295658		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,010	0	460		
GRAHAM ISD I&S		1,010	0	460		
GRAHAM ISD M&O		1,010	0	460		
NCT COLLEGE		1,010	0	460		
GRAHAM HOSPITAL		1,010	0	460		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,180	0	2,440		
GRAHAM ISD I&S	4,180	0	2,440		
GRAHAM ISD M&O	4,180	0	2,440		
NCT COLLEGE	4,180	0	2,440		
GRAHAM HOSPITAL	4,180	0	2,440		