

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

SPOFFORD STORI S
4020 PUEBLO CT
GRANBURY TX 76048



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: 506467 1713

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		C	590	590		Lease: 8946 Type: REAL Owner #: 506467			
GRAHAM ISD I&S		C	590	590		Legal: AKERS C W			
GRAHAM ISD M&O		C	590	590		PETEX			
NCT COLLEGE		C	590	590		A- 183			
GRAHAM HOSPITAL		C	590	590		RRC 8946			
						.004630 Royalty Interest			
						Category: G1			
						Railroad #: 8946			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
No 2021 Hist									
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY		300		230		360			
GRAHAM ISD I&S		300		230		360			
GRAHAM ISD M&O		300		230		360			
NCT COLLEGE		300		230		360			
GRAHAM HOSPITAL		300		230		360			

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	C 780	780	Lease: 8946 Type: REAL Owner #: 506467
GRAHAM ISD I&S	C 780	780	Legal: AKERS C W
GRAHAM ISD M&O	C 780	780	PETEX
NCT COLLEGE	C 780	780	A- 183
GRAHAM HOSPITAL	C 780	780	RRC 8946
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.006077 Override Royalty Category: G1 Railroad #: 8946
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	400	300	480
GRAHAM ISD I&S	400	300	480
GRAHAM ISD M&O	400	300	480
NCT COLLEGE	400	300	480
GRAHAM HOSPITAL	400	300	480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 560	490	Lease: 107006 Type: REAL Owner #: 506467
GRAHAM ISD I&S	C 560	490	Legal: AKERS C W W#3
GRAHAM ISD M&O	C 560	490	PETEX
NCT COLLEGE	C 560	490	A- 183 MCCLUER W SUR
GRAHAM HOSPITAL	C 560	490	RRC 107006
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$490 in 2026 as compared to \$60 in 2021 is a 716.67% increase.			.004630 Royalty Interest Category: G1 Railroad #: 107006
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	310	120	370
GRAHAM ISD I&S	310	120	370
GRAHAM ISD M&O	310	120	370
NCT COLLEGE	310	120	370
GRAHAM HOSPITAL	310	120	370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 730	640	Lease: 107006 Type: REAL Owner #: 506467
GRAHAM ISD I&S	C 730	640	Legal: AKERS C W W#3
GRAHAM ISD M&O	C 730	640	PETEX
NCT COLLEGE	C 730	640	A- 183 MCCLUER W SUR
GRAHAM HOSPITAL	C 730	640	RRC 107006
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$640 in 2026 as compared to \$80 in 2021 is a 700.00% increase.			.006077 Override Royalty Category: G1 Railroad #: 107006
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	410	150	490
GRAHAM ISD I&S	410	150	490
GRAHAM ISD M&O	410	150	490
NCT COLLEGE	410	150	490
GRAHAM HOSPITAL	410	150	490

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,420	800	1,700		
GRAHAM ISD I&S	1,420	800	1,700		
GRAHAM ISD M&O	1,420	800	1,700		
NCT COLLEGE	1,420	800	1,700		
GRAHAM HOSPITAL	1,420	800	1,700		