

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 DAVID A
513 HOLLIDAY LANE
EULESS TX 76039



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:	507164 548
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		3,350	2,540	Lease: 33291 Type: REAL Owner #: 507164		
GRAHAM ISD I&S		3,350	2,540	Legal: BRYSON HEIRS SOUTH		
GRAHAM ISD M&O		3,350	2,540	D L OPERATING		
NCT COLLEGE		3,350	2,540	A-1774 SEC 18 LC COOK/POIEVENT		
GRAHAM HOSPITAL		3,350	2,540	RRC 33291 503-42265 #1		
No 2021 Hist				.002744 Royalty Interest Category: G1 Railroad #: 33291		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		3,350	0	2,540		
GRAHAM ISD I&S		3,350	0	2,540		
GRAHAM ISD M&O		3,350	0	2,540		
NCT COLLEGE		3,350	0	2,540		
GRAHAM HOSPITAL		3,350	0	2,540		

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		160	60	Lease: 117774 Type: REAL Owner #: 507164		
GRAHAM ISD I&S		160	60	Legal: KING MARY ALICE W#1		
GRAHAM ISD M&O		160	60	JAY MGMT CO		
NCT COLLEGE		160	60	A-2052 SEC 2738 TE&L SUR		
GRAHAM HOSPITAL		160	60			
No 2021 Hist				.005013 Royalty Interest		
				Category: G1		
				Railroad #: 117774		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		160	0	60		
GRAHAM ISD I&S		160	0	60		
GRAHAM ISD M&O		160	0	60		
NCT COLLEGE		160	0	60		
GRAHAM HOSPITAL		160	0	60		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,510	0	2,600		
GRAHAM ISD I&S	3,510	0	2,600		
GRAHAM ISD M&O	3,510	0	2,600		
NCT COLLEGE	3,510	0	2,600		
GRAHAM HOSPITAL	3,510	0	2,600		