

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

CROW WANDA LEONA ESTATE
4304 KENWOOD CT #A
FORT WORTH TX 76103-3259



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: 6002659 434

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	420	270	Lease: 251901 Type: REAL Owner #: 6002659
GRAHAM ISD I&S	420	270	Legal: INDIAN MOUND UNIT (IMU)
GRAHAM ISD M&O	420	270	RIDGE OIL CO
NCT COLLEGE	420	270	A- 781 TE&L #623/A-652 TE&L
GRAHAM HOSPITAL	420	270	RRC 29703 #445
HB1984: The Appraised value of \$270 in 2026 as compared to \$370 in 2021 is a 27.03% decrease.			.000020 Royalty Interest Category: G1 Railroad #: 29703
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	420	0	270
GRAHAM ISD I&S	420	0	270
GRAHAM ISD M&O	420	0	270
NCT COLLEGE	420	0	270
GRAHAM HOSPITAL	420	0	270

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		500	330	Lease: 251901 Type: REAL Owner #: 6002659		
GRAHAM ISD I&S		500	330	Legal: INDIAN MOUND UNIT (IMU)		
GRAHAM ISD M&O		500	330	RIDGE OIL CO		
NCT COLLEGE		500	330	A- 781 TE&L #623/A-652 TE&L		
GRAHAM HOSPITAL		500	330	RRC 29703 #445		
				.000024 Override Royalty		
				Category: G1		
				Railroad #: 29703		
HB1984: The Appraised value of \$330 in 2026				as compared to \$440 in 2021 is a 25.00% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		500	0	330		
GRAHAM ISD I&S		500	0	330		
GRAHAM ISD M&O		500	0	330		
NCT COLLEGE		500	0	330		
GRAHAM HOSPITAL		500	0	330		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	920	0	600		
GRAHAM ISD I&S	920	0	600		
GRAHAM ISD M&O	920	0	600		
NCT COLLEGE	920	0	600		
GRAHAM HOSPITAL	920	0	600		