

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

MANOUSHAGIAN ELSIE JEAN TR
ELSIE PACE TSTE
PO BOX 95
BRIDGEPORT TX 76426-0095



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: 6005442 1140

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 30,120	25,740	Lease: 7962 Type: REAL Owner #: 6005442
GRAHAM ISD I&S	C 30,120	25,740	Legal: PACE & STRANGE
GRAHAM ISD M&O	C 30,120	25,740	BROWN DARRYL OPER
NCT COLLEGE	C 30,120	25,740	A- 243
GRAHAM HOSPITAL	C 30,120	25,740	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.052637 Royalty Interest
HB1984: The Appraised value of \$25,740 in 2026 as compared			Category: G1
to \$4,420 in 2021 is a 482.35% increase.			Railroad #: 7962
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	18,890	3,070	22,670
GRAHAM ISD I&S	18,890	3,070	22,670
GRAHAM ISD M&O	18,890	3,070	22,670
NCT COLLEGE	18,890	3,070	22,670
GRAHAM HOSPITAL	18,890	3,070	22,670

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	2,330	1,940	Lease: 26438 Type: REAL Owner #: 6005442
GRAHAM ISD I&S	2,330	1,940	Legal: P-P & S W#1
GRAHAM ISD M&O	2,330	1,940	POP OPERATING
NCT COLLEGE	2,330	1,940	A- 240 BLK 5 /ROHUS SUR
GRAHAM HOSPITAL	2,330	1,940	RRC 26438
			.020508 Royalty Interest
			Category: G1
			Railroad #: 26438
HB1984: The Appraised value of \$1,940 in 2026 as compared to \$1,590 in 2021 is a 22.01% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,330	0	1,940
GRAHAM ISD I&S	2,330	0	1,940
GRAHAM ISD M&O	2,330	0	1,940
NCT COLLEGE	2,330	0	1,940
GRAHAM HOSPITAL	2,330	0	1,940

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	21,220	3,070	24,610		
GRAHAM ISD I&S	21,220	3,070	24,610		
GRAHAM ISD M&O	21,220	3,070	24,610		
NCT COLLEGE	21,220	3,070	24,610		
GRAHAM HOSPITAL	21,220	3,070	24,610		