

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

RUBENKOENIG MARY NELL
% DAVID RUBENKOENIG
12300 CEDAR KNOLL DR
BURLESON TX 76028



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: 6007087 1589

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	330	180	Lease: 13580 Type: REAL Owner #: 6007087
GRAHAM ISD I&S	330	180	Legal: BARNETT
GRAHAM ISD M&O	330	180	ITX CORPORATION
NCT COLLEGE	330	180	A-1062 TE&L #1988
GRAHAM HOSPITAL	330	180	
HB1984: The Appraised value of \$180 in 2026 as compared to \$530 in 2021 is a 66.04% decrease.			
HB1984: The Appraised value of \$180 in 2026 as compared to \$530 in 2021 is a 66.04% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	0	180
GRAHAM ISD I&S	330	0	180
GRAHAM ISD M&O	330	0	180
NCT COLLEGE	330	0	180
GRAHAM HOSPITAL	330	0	180

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 560	510	Lease: 29620 Type: REAL Owner #: 6007087
GRAHAM ISD I&S	C 560	510	Legal: BARNETT NO. 3 UNIT
GRAHAM ISD M&O	C 560	510	ITX CORPORATION
NCT COLLEGE	C 560	510	A-1062 SEC1988 /TE&L SUR
GRAHAM HOSPITAL	C 560	510	
			.010416 Royalty Interest
			Category: G1
			Railroad #: 29620
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	360	80	430
GRAHAM ISD I&S	360	80	430
GRAHAM ISD M&O	360	80	430
NCT COLLEGE	360	80	430
GRAHAM HOSPITAL	360	80	430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,710	1,610	Lease: 31785 Type: REAL Owner #: 6007087
GRAHAM ISD I&S	2,710	1,610	Legal: SENTERS #2
GRAHAM ISD M&O	2,710	1,610	ITX CORPORATION
NCT COLLEGE	2,710	1,610	A- 227 SEC 1 POITEVENT
GRAHAM HOSPITAL	2,710	1,610	
			.015067 Royalty Interest
			Category: G1
			Railroad #: 31785
HB1984: The Appraised value of \$1,610 in 2026 as compared to \$1,880 in 2021 is a 14.36% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,710	0	1,610
GRAHAM ISD I&S	2,710	0	1,610
GRAHAM ISD M&O	2,710	0	1,610
NCT COLLEGE	2,710	0	1,610
GRAHAM HOSPITAL	2,710	0	1,610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,180	700	Lease: 31785 Type: REAL Owner #: 6007087
GRAHAM ISD I&S	1,180	700	Legal: SENTERS #2
GRAHAM ISD M&O	1,180	700	ITX CORPORATION
NCT COLLEGE	1,180	700	A- 227 SEC 1 POITEVENT
GRAHAM HOSPITAL	1,180	700	
			.006592 Override Royalty
			Category: G1
			Railroad #: 31785
HB1984: The Appraised value of \$700 in 2026 as compared to \$820 in 2021 is a 14.63% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,180	0	700
GRAHAM ISD I&S	1,180	0	700
GRAHAM ISD M&O	1,180	0	700
NCT COLLEGE	1,180	0	700
GRAHAM HOSPITAL	1,180	0	700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,750	680	Lease: 117774 Type: REAL Owner #: 6007087
GRAHAM ISD I&S	1,750	680	Legal: KING MARY ALICE W#1
GRAHAM ISD M&O	1,750	680	JAY MGMT CO
NCT COLLEGE	1,750	680	A-2052 SEC 2738 TE&L SUR
GRAHAM HOSPITAL	1,750	680	
HB1984: The Appraised value of \$680 in 2026 as compared to \$1,530 in 2021 is a 55.56% decrease.			.054688 Royalty Interest Category: G1 Railroad #: 117774
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,750	0	680
GRAHAM ISD I&S	1,750	0	680
GRAHAM ISD M&O	1,750	0	680
NCT COLLEGE	1,750	0	680
GRAHAM HOSPITAL	1,750	0	680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,730	1,300	Lease: 175402 Type: REAL Owner #: 6007087
GRAHAM ISD I&S	2,730	1,300	Legal: SENTERS W#3
GRAHAM ISD M&O	2,730	1,300	ITX CORPORATION
NCT COLLEGE	2,730	1,300	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	2,730	1,300	RRC 175402
HB1984: The Appraised value of \$1,300 in 2026 as compared to \$650 in 2021 is a 100.00% increase.			.017950 Royalty Interest Category: G1 Railroad #: 175402
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,300	0	1,300
GRAHAM ISD I&S	1,300	0	1,300
GRAHAM ISD M&O	1,300	0	1,300
NCT COLLEGE	1,300	0	1,300
GRAHAM HOSPITAL	1,300	0	1,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,200	570	Lease: 175402 Type: REAL Owner #: 6007087
GRAHAM ISD I&S	1,200	570	Legal: SENTERS W#3
GRAHAM ISD M&O	1,200	570	ITX CORPORATION
NCT COLLEGE	1,200	570	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	1,200	570	RRC 175402
HB1984: The Appraised value of \$570 in 2026 as compared to \$290 in 2021 is a 96.55% increase.			.007853 Override Royalty Category: G1 Railroad #: 175402
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	560	0	570
GRAHAM ISD I&S	560	0	570
GRAHAM ISD M&O	560	0	570
NCT COLLEGE	560	0	570
GRAHAM HOSPITAL	560	0	570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	610	410	Lease: 176090 Type: REAL Owner #: 6007087
GRAHAM ISD I&S	610	410	Legal: SENTERS W#4
GRAHAM ISD M&O	610	410	ITX CORPORATION
NCT COLLEGE	610	410	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	610	410	RRC 176090
HB1984: The Appraised value of \$410 in 2026 as compared to \$1,300 in 2021 is a 68.46% decrease.			.017950 Royalty Interest Category: G1 Railroad #: 176090
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	610	0	410
GRAHAM ISD I&S	610	0	410
GRAHAM ISD M&O	610	0	410
NCT COLLEGE	610	0	410
GRAHAM HOSPITAL	610	0	410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	260	180	Lease: 176090 Type: REAL Owner #: 6007087
GRAHAM ISD I&S	260	180	Legal: SENTERS W#4
GRAHAM ISD M&O	260	180	ITX CORPORATION
NCT COLLEGE	260	180	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	260	180	RRC 176090
HB1984: The Appraised value of \$180 in 2026 as compared to \$570 in 2021 is a 68.42% decrease.			.007853 Override Royalty Category: G1 Railroad #: 176090
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	0	180
GRAHAM ISD I&S	260	0	180
GRAHAM ISD M&O	260	0	180
NCT COLLEGE	260	0	180
GRAHAM HOSPITAL	260	0	180

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	9,060	80	6,060		
GRAHAM ISD I&S	9,060	80	6,060		
GRAHAM ISD M&O	9,060	80	6,060		
NCT COLLEGE	9,060	80	6,060		
GRAHAM HOSPITAL	9,060	80	6,060		