

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

RUTLEDGE JOHN C
217 NE SHADY OAKS DR
BURLESON TX 76028-2507



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: 6007129 1599

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		30,110	23,740	Lease: 16887 Type: REAL Owner #: 6007129	
NEWCASTLE ISD		30,110	23,740	Legal: GRAHAM-EDDLEMAN	
OLNEY HOSPITAL		30,110	23,740	STOVALL OPERATING CO A- 751 SEC 746 TE&L RRC 16887 #1 #2 .040000 Override Royalty Category: G1 Railroad #: 16887	
HB1984: The Appraised value of \$23,740 in 2026 as compared to \$16,310 in 2021 is a 45.55% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	30,110	0	23,740		
NEWCASTLE ISD	30,110	0	23,740		
OLNEY HOSPITAL	30,110	0	23,740		

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 4,540	4,770	Lease: 34090	Type: REAL	Owner #: 6007129
NEWCASTLE ISD		C 4,540	4,770	Legal: GRAHAM-EDDLEMAN UNIT		
OLNEY HOSPITAL		C 4,540	4,770	STOVALL OPERATING CO		
				A- 751 SEC 746 TE&L		
				RRC 34090	#1	
				.040000 Override Royalty		
				Category: G1		
				Railroad #:	34090	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
		No 2021 Hist				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		3,240	880	3,890		
NEWCASTLE ISD		3,240	880	3,890		
OLNEY HOSPITAL		3,240	880	3,890		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	33,350	880	27,630		
NEWCASTLE ISD	33,350	880	27,630		
OLNEY HOSPITAL	33,350	880	27,630		