

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

SHEPARD CHARLENE
1015 CLIFF DR APT 124
GRAHAM TX 76450



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: 6007369 1656

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	3,470	2,050	Lease: 7921 Type: REAL Owner #: 6007369
GRAHAM ISD I&S	3,470	2,050	Legal: SHEPARD
GRAHAM ISD M&O	3,470	2,050	STEWART CONSTRUCTION
NCT COLLEGE	3,470	2,050	A-1036
GRAHAM HOSPITAL	3,470	2,050	
HB1984: The Appraised value of \$2,050 in 2026 as compared to \$1,530 in 2021 is a 33.99% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,470	0	2,050
GRAHAM ISD I&S	3,470	0	2,050
GRAHAM ISD M&O	3,470	0	2,050
NCT COLLEGE	3,470	0	2,050
GRAHAM HOSPITAL	3,470	0	2,050

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	140	100	Lease: 24425 Type: REAL Owner #: 6007369
GRAHAM ISD I&S	140	100	Legal: HAASE
GRAHAM ISD M&O	140	100	STREET S B OPERATING
NCT COLLEGE	140	100	A-1030 SEC 1956 TE&L SUR
GRAHAM HOSPITAL	140	100	RRC 24425
HB1984: The Appraised value of \$100 in 2026 as compared to \$60 in 2021 is a 66.67% increase.			.001654 Royalty Interest Category: G1 Railroad #: 24425
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	0	100
GRAHAM ISD I&S	140	0	100
GRAHAM ISD M&O	140	0	100
NCT COLLEGE	140	0	100
GRAHAM HOSPITAL	140	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 20	60	Lease: 28956 Type: REAL Owner #: 6007369
NEWCASTLE ISD G	C 20	60	Legal: CLARK UNIT
OLNEY HOSPITAL G	C 20	60	SUTHERLAND ENERGY CO A-1231 SEC 3411 TE&L RRC 28956
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$60 in 2026 as compared to \$10 in 2021 is a 500.00% increase.			.000195 Override Royalty Category: G1 Railroad #: 28956
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	40	20
NEWCASTLE ISD	0	60	0
OLNEY HOSPITAL	0	60	0

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,630	40	2,170		
GRAHAM ISD I&S	3,610	0	2,150		
GRAHAM ISD M&O	3,610	0	2,150		
NCT COLLEGE	3,610	0	2,150		
GRAHAM HOSPITAL	3,610	0	2,150		
NEWCASTLE ISD	0	60	0		
OLNEY HOSPITAL	0	60	0		