

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

RAINWATER JOHN OPERATING  
801 BRAZOS ST  
GRAHAM TX 76450-3903



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: 6010107 1476  
  
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		205,270	153,410	Lease: 28244    Type: REAL    Owner #: 6010107	
GRAHAM ISD   I&S		205,270	153,410	Legal: ORR	
GRAHAM ISD   M&O		205,270	153,410	RAINWATER JOHN	
NCT COLLEGE		205,270	153,410	A- 995 SEC 1921 TE&L SUR	
GRAHAM HOSPITAL		205,270	153,410		
				.800000 Working Interest	
				Category:        G1	
				Railroad #:        28244	
HB1984: The Appraised value of \$153,410 in 2026 as compared				to \$94,490 in 2021 is a 62.36% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	205,270	0	153,410		
GRAHAM ISD   I&S	205,270	0	153,410		
GRAHAM ISD   M&O	205,270	0	153,410		
NCT COLLEGE	205,270	0	153,410		
GRAHAM HOSPITAL	205,270	0	153,410		

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	5,370	5,370	Lease: 31164 Type: REAL Owner #: 6010107
GRAHAM ISD I&S	5,370	5,370	Legal: ORR "1921"
GRAHAM ISD M&O	5,370	5,370	RAINWATER JOHN
NCT COLLEGE	5,370	5,370	A- 995 SEC 1921 TE&L SUR
GRAHAM HOSPITAL	5,370	5,370	RRC 31164
			.812500 Working Interest
			Category: G1
			Railroad #: 31164
HB1984: The Appraised value of \$5,370 in 2026 as compared to \$5,370 in 2021 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,370	0	5,370
GRAHAM ISD I&S	5,370	0	5,370
GRAHAM ISD M&O	5,370	0	5,370
NCT COLLEGE	5,370	0	5,370
GRAHAM HOSPITAL	5,370	0	5,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	7,810	8,320	Lease: 32310 Type: REAL Owner #: 6010107
GRAHAM ISD I&S	7,810	8,320	Legal: HURST
GRAHAM ISD M&O	7,810	8,320	RAINWATER JOHN
NCT COLLEGE	7,810	8,320	A- 993 SEC 1919 TE&L CO
GRAHAM HOSPITAL	7,810	8,320	
			.390000 Working Interest
			Category: G1
			Railroad #: 32310
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,810	0	8,320
GRAHAM ISD I&S	7,810	0	8,320
GRAHAM ISD M&O	7,810	0	8,320
NCT COLLEGE	7,810	0	8,320
GRAHAM HOSPITAL	7,810	0	8,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	10,740	10,740	Lease: 33282 Type: REAL Owner #: 6010107
GRAHAM ISD I&S	10,740	10,740	Legal: BARRON/CLAYTON
GRAHAM ISD M&O	10,740	10,740	RAINWATER JOHN
NCT COLLEGE	10,740	10,740	A- 977 SEC 1903 TE&L CO
GRAHAM HOSPITAL	10,740	10,740	RRC 33282 503-42206
			.780000 Working Interest
			Category: G1
			Railroad #: 33282
HB1984: The Appraised value of \$10,740 in 2026 as compared to \$10,740 in 2021 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10,740	0	10,740
GRAHAM ISD I&S	10,740	0	10,740
GRAHAM ISD M&O	10,740	0	10,740
NCT COLLEGE	10,740	0	10,740
GRAHAM HOSPITAL	10,740	0	10,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	11,900	5,730	Lease: 115287 Type: REAL Owner #: 6010107
GRAHAM ISD I&S	11,900	5,730	Legal: GRIMES JOE W#1
GRAHAM ISD M&O	11,900	5,730	RAINWATER JOHN
NCT COLLEGE	11,900	5,730	A- 249 /SHELTON JAMES SUR
GRAHAM HOSPITAL	11,900	5,730	
HB1984: The Appraised value of \$5,730 in 2026 as compared to \$14,040 in 2021 is a 59.19% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	11,900	0	5,730
GRAHAM ISD I&S	11,900	0	5,730
GRAHAM ISD M&O	11,900	0	5,730
NCT COLLEGE	11,900	0	5,730
GRAHAM HOSPITAL	11,900	0	5,730

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	241,090	0	183,570		
GRAHAM ISD I&S	241,090	0	183,570		
GRAHAM ISD M&O	241,090	0	183,570		
NCT COLLEGE	241,090	0	183,570		
GRAHAM HOSPITAL	241,090	0	183,570		

