

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

DIST CLERK YOUNG /CAUSE 24529
CADDO CORP VS FRED T COUPER
516 4TH ST STE 201
GRAHAM TX 76450-3064



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: 6017419 485

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 3,530	3,330	Lease: 25926	Type: REAL Owner #: 6017419
GRAHAM ISD I&S		C 3,530	3,330	Legal: KRAMER-TONK VALLEY W #1	
GRAHAM ISD M&O		C 3,530	3,330	KRAMER OPERATING LLC	
NCT COLLEGE		C 3,530	3,330	A- 45 BARNETT S SUR	
GRAHAM HOSPITAL		C 3,530	3,330		
				.014581 Royalty Interest	
				Category: G1	
				Railroad #: 25926	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,330 in 2026 as compared to \$300 in 2021 is a 1010.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,280	1,790	1,540	
GRAHAM ISD I&S		1,280	1,790	1,540	
GRAHAM ISD M&O		1,280	1,790	1,540	
NCT COLLEGE		1,280	1,790	1,540	
GRAHAM HOSPITAL		1,280	1,790	1,540	

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	4,300	3,040	Lease: 34105 Type: REAL	Owner #: 6017419	
GRAHAM ISD I&S	4,300	3,040	Legal: NANTZ J H 1-C		
GRAHAM ISD M&O	4,300	3,040	BORDERLINE OPERATING		
NCT COLLEGE	4,300	3,040	A- 29		
GRAHAM HOSPITAL	4,300	3,040	RRC 34105 1-C		
No 2021 Hist			.019792 Royalty Interest		
			Category: G1		
			Railroad #: 34105		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,710	0	3,040		
GRAHAM ISD I&S	2,710	0	3,040		
GRAHAM ISD M&O	2,710	0	3,040		
NCT COLLEGE	2,710	0	3,040		
GRAHAM HOSPITAL	2,710	0	3,040		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	830	660	Lease: 279792 Type: REAL	Owner #: 6017419	
GRAHAM ISD I&S	830	660	Legal: STEELE #1		
GRAHAM ISD M&O	830	660	KRAMER OPERATING LLC		
NCT COLLEGE	830	660	A- 156 SEC 1 IRR SUR		
GRAHAM HOSPITAL	830	660	RRC 279792 503-40343		
HB1984: The Appraised value of \$660 in 2026 as compared to \$560 in 2021 is a 17.86% increase.			.019041 Royalty Interest		
			Category: G1		
			Railroad #: 279792		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	660	0	660		
GRAHAM ISD I&S	660	0	660		
GRAHAM ISD M&O	660	0	660		
NCT COLLEGE	660	0	660		
GRAHAM HOSPITAL	660	0	660		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,650	1,790	5,240		
GRAHAM ISD I&S	4,650	1,790	5,240		
GRAHAM ISD M&O	4,650	1,790	5,240		
NCT COLLEGE	4,650	1,790	5,240		
GRAHAM HOSPITAL	4,650	1,790	5,240		