

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

COFFEE GAIL KING
804 WAYSIDE DR
AUSTIN TX 78703-4348



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: 6017955 373

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 GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL No 2021 Hist		210 210 210 210 210	Lease: 7279 Type: REAL Owner #: 6017955 Legal: JONES BURGESS SIM E A-1629 MCCLENDON SURVEY .003324 Royalty Interest Category: G1 Railroad #: 7279
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	0 0 0 0 0	0 0 0 0 0	210 210 210 210 210

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	590	390	Lease: 12677 Type: REAL Owner #: 6017955
BRYSON ISD I&S G	590	390	Legal: HOLMAN C H
BRYSON ISD M&O G	590	390	KRAMER OPERATING LLC
GRAHAM HOSPITAL	590	390	A-2151
			.023438 Royalty Interest Category: G1 Railroad #: 12677
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$390 in 2026 as compared to \$1,010 in 2021 is a 61.39% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	0	390
BRYSON ISD I&S	0	390	0
BRYSON ISD M&O	0	390	0
GRAHAM HOSPITAL	590	0	390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	5,720	5,110	Lease: 21606 Type: REAL Owner #: 6017955
GRAHAM ISD I&S	5,720	5,110	Legal: VAUGHN -D
GRAHAM ISD M&O	5,720	5,110	KRAMER OPERATING LLC
NCT COLLEGE	5,720	5,110	A- 213
GRAHAM HOSPITAL	5,720	5,110	
			.031250 Royalty Interest Category: G1 Railroad #: 21606
HB1984: The Appraised value of \$5,110 in 2026 as compared to \$4,200 in 2021 is a 21.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,720	0	5,110
GRAHAM ISD I&S	5,720	0	5,110
GRAHAM ISD M&O	5,720	0	5,110
NCT COLLEGE	5,720	0	5,110
GRAHAM HOSPITAL	5,720	0	5,110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,610	870	Lease: 31460 Type: REAL Owner #: 6017955
GRAHAM ISD I&S	1,610	870	Legal: CLERIHEW #1
GRAHAM ISD M&O	1,610	870	BAY ROCK OPERATING
NCT COLLEGE	1,610	870	A-24 TYNES S SEC 2
GRAHAM HOSPITAL	1,610	870	
No 2021 Hist			.035355 Royalty Interest Category: G1 Railroad #: 31460
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,610	0	870
GRAHAM ISD I&S	1,610	0	870
GRAHAM ISD M&O	1,610	0	870
NCT COLLEGE	1,610	0	870
GRAHAM HOSPITAL	1,610	0	870

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,920	0	6,580		
GRAHAM ISD I&S	7,330	0	6,190		
GRAHAM ISD M&O	7,330	0	6,190		
NCT COLLEGE	7,330	0	6,190		
GRAHAM HOSPITAL	7,920	0	6,580		
BRYSON ISD I&S	0	390	0		
BRYSON ISD M&O	0	390	0		