

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

PORTNER MARK A  
5119 OAK SHADOWN CT  
DALLAS TX 75287



**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: 6019332 1421

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		280	150	Lease: 12356    Type: REAL    Owner #: 6019332	
GRAHAM ISD I&S		280	150	Legal: LONG BERNICE -A-	
GRAHAM ISD M&O		280	150	ITX CORPORATION	
NCT COLLEGE		280	150	A-1139	
GRAHAM HOSPITAL		280	150	RRC 12356	
				.008124 Override Royalty	
				Category:        G1	
				Railroad #:        12356	
HB1984: The Appraised value of \$150 in 2026 as compared to \$200 in 2021 is a 25.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	240	0	150		
GRAHAM ISD I&S	240	0	150		
GRAHAM ISD M&O	240	0	150		
NCT COLLEGE	240	0	150		
GRAHAM HOSPITAL	240	0	150		

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	100	70	Lease: 28702 Type: REAL Owner #: 6019332
GRAHAM ISD I&S	100	70	Legal: GAHAGAN C P -C-
GRAHAM ISD M&O	100	70	ITX CORPORATION
NCT COLLEGE	100	70	A-1061 SEC 1987 TE&L SUR
GRAHAM HOSPITAL	100	70	
HB1984: The Appraised value of \$70 in 2026 as compared to \$190 in 2021 is a 63.16% decrease.			.004000 Override Royalty Category: G1 Railroad #: 28702
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	70
GRAHAM ISD I&S	80	0	70
GRAHAM ISD M&O	80	0	70
NCT COLLEGE	80	0	70
GRAHAM HOSPITAL	80	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	320	310	Lease: 81872 Type: REAL Owner #: 6019332
GRAHAM ISD I&S	320	310	Legal: CEARLEY DONALD W#1
GRAHAM ISD M&O	320	310	ITX CORPORATION
NCT COLLEGE	320	310	A-1058 SEC 1984 TE&L SUR
GRAHAM HOSPITAL	320	310	
HB1984: The Appraised value of \$310 in 2026 as compared to \$570 in 2021 is a 45.61% decrease.			.012000 Override Royalty Category: G1 Railroad #: 81872
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	0	310
GRAHAM ISD I&S	260	0	310
GRAHAM ISD M&O	260	0	310
NCT COLLEGE	260	0	310
GRAHAM HOSPITAL	260	0	310

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	580	0	530		
GRAHAM ISD I&S	580	0	530		
GRAHAM ISD M&O	580	0	530		
NCT COLLEGE	580	0	530		
GRAHAM HOSPITAL	580	0	530		