

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

SCHAEFFER MICHAEL K
1431 HOBBS HWY S
TRAVERSE CITY MI 49696-8435

|||||

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: 8007878 1618

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		500	300	Lease: 31785 Type: REAL Owner #: 8007878	
GRAHAM ISD I&S		500	300	Legal: SENTERS #2	
GRAHAM ISD M&O		500	300	ITX CORPORATION	
NCT COLLEGE		500	300	A- 227 SEC 1 POITEVENT	
GRAHAM HOSPITAL		500	300		
				.002790 Royalty Interest	
				Category: G1	
				Railroad #: 31785	
HB1984: The Appraised value of \$300 in 2026 as compared to \$70 in 2021 is a 328.57% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	500	0	300		
GRAHAM ISD I&S	500	0	300		
GRAHAM ISD M&O	500	0	300		
NCT COLLEGE	500	0	300		
GRAHAM HOSPITAL	500	0	300		

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	460	220	Lease: 175402 Type: REAL Owner #: 8007878
GRAHAM ISD I&S	460	220	Legal: SENTERS W#3
GRAHAM ISD M&O	460	220	ITX CORPORATION
NCT COLLEGE	460	220	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	460	220	RRC 175402
.003024 Royalty Interest Category: G1 Railroad #: 175402			
HB1984: The Appraised value of \$220 in 2026 as compared to \$20 in 2021 is a 1000.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	418	0	220
GRAHAM ISD I&S	418	0	220
GRAHAM ISD M&O	418	0	220
NCT COLLEGE	418	0	220
GRAHAM HOSPITAL	418	0	220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	100	70	Lease: 176090 Type: REAL Owner #: 8007878
GRAHAM ISD I&S	100	70	Legal: SENTERS W#4
GRAHAM ISD M&O	100	70	ITX CORPORATION
NCT COLLEGE	100	70	A-1140 SEC 2708 TE&L SUR
GRAHAM HOSPITAL	100	70	RRC 176090
.003024 Royalty Interest Category: G1 Railroad #: 176090			
HB1984: The Appraised value of \$70 in 2026 as compared to \$40 in 2021 is a 75.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	70
GRAHAM ISD I&S	100	0	70
GRAHAM ISD M&O	100	0	70
NCT COLLEGE	100	0	70
GRAHAM HOSPITAL	100	0	70

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,018	0	590		
GRAHAM ISD I&S	1,018	0	590		
GRAHAM ISD M&O	1,018	0	590		
NCT COLLEGE	1,018	0	590		
GRAHAM HOSPITAL	1,018	0	590		