

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

SAN PATRICIO COUNTY APPR DIST
PO BOX 938
SINTON TEXAS 78387

361-364-5402

sanpatarb@sanpatcad.org

BODE MARY LYNN
18403 HUGSMITH KOHRVILLE RD
TOMBALL TX 77375-8311



APPRAISAL YEAR 2026

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/15/2026 AT: 9:00 AM
SAN PATRICIO COUNTY APPR DIST
1301 E SINTON ST., SUITE B
SINTON TEXAS 78387
QUESTIONS ON MINERALS AND
PERSONAL PROPERTY CONTACT P&A
832-243-9600

Protest Deadline: 5-22-2026
ARB Hearing: 6-15-2026
Owner: 2270 80

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 I&S	C 3,790	4,710	Lease: 15312 Type: REAL Owner #: 2270		
COUNTY M&O	C 3,790	4,710	Legal: MCCANN, OLA GAS UT 2		
DRAINAGE	C 3,790	4,710	MAGNUM PRODUCING LP		
ROAD & BRIDGE	C 3,790	4,710	AB 129 GARCIA J		
TAFT ISD I&S	C 3,790	4,710	RRC 192315 WELL 2A		
TAFT ISD M&O	C 3,790	4,710			
			.007774 Royalty Interest		
			Category: G1		
			Railroad #: 276012		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$4,710 in 2026 as compared to \$300 in 2021 is a 1470.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S	3,310	740	3,970		
COUNTY M&O	3,310	740	3,970		
DRAINAGE	3,310	740	3,970		
ROAD & BRIDGE	3,310	740	3,970		
TAFT ISD I&S	3,310	740	3,970		
TAFT ISD M&O	3,310	740	3,970		

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,

JORDAN M. LIGHT, RPA, RTA
Chief Appraiser

