

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

SHOUSE MARY CATHERINE
110 HICKORY RIDGE DRIVE
HOUSTON TX 77024



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: 24869 476 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	6,090	5,320	Lease: 4710 Type: REAL Owner #: 24869
COUNTY M&O	6,090	5,320	Legal: WELDER E H "C"
DRAINAGE	6,090	5,320	MCGOWAN WORKING PRTN
ROAD & BRIDGE	6,090	5,320	AB WELDER RANCH SUR
SINTON ISD	6,090	5,320	RRC 2126 6772 12523 13223
HB1984: The Appraised value of \$5,320 in 2026 as compared to \$1,310 in 2021 is a 306.11% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S	5,100	0	5,320
COUNTY M&O	5,100	0	5,320
DRAINAGE	5,100	0	5,320
ROAD & BRIDGE	5,100	0	5,320
SINTON ISD	5,100	0	5,320

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,

JORDAN M. LIGHT, RPA, RTA
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	3,820 3,820 3,820 3,820 3,820	2,260 2,260 2,260 2,260 2,260	Lease: 15609 Type: REAL Owner #: 24869 Legal: WELDER MINNIE S (14 PRD WELLS) ALLEGiant RESOURCES AB 25 FRANCISCO ETAL SUR RRC 12594 .000992 Royalty Interest Category: G1 Railroad #: 12594 HB1984: The Appraised value of \$2,260 in 2026 as compared to \$4,570 in 2021 is a 50.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	3,820 3,820 3,820 3,820 3,820	0 0 0 0 0	2,260 2,260 2,260 2,260 2,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD		70 70 70 70 70	Lease: 15712 Type: REAL Owner #: 24869 Legal: WELDER MINNIE S W#94 ALLEGiant RESOURCES AB 26 PORTILLA FR/EZIZA RRC 277642 .000992 Royalty Interest Category: G1 Railroad #: 277642 HB1984: The Appraised value of \$70 in 2026 as compared to \$250 in 2021 is a 72.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	0 0 0 0 0	0 0 0 0 0	70 70 70 70 70

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD	8,920 8,920 8,920 8,920 8,920	0 0 0 0 0	7,650 7,650 7,650 7,650 7,650		