

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

FLEMING DIXIE KATHERYN  
8200 FRANKFORD RD APT 215  
DALLAS TX 75252



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:	702539 194
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	2,940	2,770		Lease: 15705    Type: REAL    Owner #: 702539			
COUNTY M&O		C	2,940	2,770		Legal: PAPPY UNIT NO. 2			
DRAINAGE		C	2,940	2,770		SANDALWOOD EXP			
ROAD & BRIDGE		C	2,940	2,770		AB 27 QUINN B			
SINTON ISD		C	2,940	2,770		RRC 13901			
						.004087 Override Royalty			
						Category:        G1			
						Railroad #:                13901			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
No 2021 Hist									
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY I&S		1,050		1,510		1,260			
COUNTY M&O		1,050		1,510		1,260			
DRAINAGE		1,050		1,510		1,260			
ROAD & BRIDGE		1,050		1,510		1,260			
SINTON ISD		1,050		1,510		1,260			

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		7,350	4,080	Lease: 15752    Type: REAL    Owner #: 702539		
COUNTY M&O		7,350	4,080	Legal: PAPPY REVIVAL UNIT NO 1		
DRAINAGE		7,350	4,080	SANDALWOOD EXPLORATI		
ROAD & BRIDGE		7,350	4,080	PERMIT# 856081		
SINTON ISD		7,350	4,080	API 409.33118		
				.009203 Override Royalty		
				Category:        G1		
				Railroad #:        14141		
HB1984: The Appraised value of \$4,080 in 2026 as compared to \$4,300 in 2021 is a 5.12% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S		7,350	0	4,080		
COUNTY M&O		7,350	0	4,080		
DRAINAGE		7,350	0	4,080		
ROAD & BRIDGE		7,350	0	4,080		
SINTON ISD		7,350	0	4,080		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY I&S	8,400	1,510	5,340		
COUNTY M&O	8,400	1,510	5,340		
DRAINAGE	8,400	1,510	5,340		
ROAD & BRIDGE	8,400	1,510	5,340		
SINTON ISD	8,400	1,510	5,340		