

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

VICTORIA TRADING CO LLC  
1101 NIGHTINGALE AVE  
MCALLEN TX 78540



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:	705696 541
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 56,690	41,380	Lease: 1020 Type: REAL Owner #: 705696
COUNTY M&O	C 56,690	41,380	Legal: DIMMICK #4
DRAINAGE	C 56,690	41,380	ANDERSON OIL LTD
ROAD & BRIDGE	C 56,690	41,380	AB 189 JOHN MCKEE SUR
TAFT ISD I&S	C 56,690	41,380	RRC 8568
TAFT ISD M&O	C 56,690	41,380	
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		.020833 Override Royalty
	No 2021 Hist		Category: G1
			Railroad #: 8568
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S	20,080	17,290	24,090
COUNTY M&O	20,080	17,290	24,090
DRAINAGE	20,080	17,290	24,090
ROAD & BRIDGE	20,080	17,290	24,090
TAFT ISD I&S	20,080	17,290	24,090
TAFT ISD M&O	20,080	17,290	24,090

*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

