

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

NEDBALEK VERNON
PO BOX 1368
SINTON TX 78387-1368



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: 706025 362
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 5,080	6,310	Lease: 15312 Type: REAL Owner #: 706025
COUNTY M&O	C 5,080	6,310	Legal: MCCANN, OLA GAS UT 2
DRAINAGE	C 5,080	6,310	MAGNUM PRODUCING LP
ROAD & BRIDGE	C 5,080	6,310	AB 129 GARCIA J
TAFT ISD I&S	C 5,080	6,310	RRC 192315 WELL 2A
TAFT ISD M&O	C 5,080	6,310	.010414 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$6,310 in 2026 as compared to \$400 in 2021 is a 1477.50% increase.			Railroad #: 276012
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S	4,440	990	5,320
COUNTY M&O	4,440	990	5,320
DRAINAGE	4,440	990	5,320
ROAD & BRIDGE	4,440	990	5,320
TAFT ISD I&S	4,440	990	5,320
TAFT ISD M&O	4,440	990	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			1,380	Lease: 15784 Type: REAL Owner #: 706025		
COUNTY M&O			1,380	Legal: OLA MCCANN "A" W#1		
DRAINAGE			1,380	MAGNUM PRODUCING LP		
ROAD & BRIDGE			1,380	AB 129 GARCIA, J SUR		
TAFT ISD I&S			1,380	RRC 13664		
TAFT ISD M&O			1,380	.010414 Royalty Interest		
				Category: G1		
				Railroad #: 13664		
No 2021 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY I&S	0	0	1,380			
COUNTY M&O	0	0	1,380			
DRAINAGE	0	0	1,380			
ROAD & BRIDGE	0	0	1,380			
TAFT ISD I&S	0	0	1,380			
TAFT ISD M&O	0	0	1,380			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY I&S	4,440	990	6,700		
COUNTY M&O	4,440	990	6,700		
DRAINAGE	4,440	990	6,700		
ROAD & BRIDGE	4,440	990	6,700		
TAFT ISD I&S	4,440	990	6,700		
TAFT ISD M&O	4,440	990	6,700		