

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 BOBBY  
13895 COUNTY ROAD 908  
SINTON TX 78387-4383



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:	706026 361
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 #: 706026	
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	
				Category: G1	
				Railroad #: 276012	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$6,310 in 2026 as compared to \$400 in 2021 is a 1477.50% increase.					
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 #: 706026		
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		