

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

HAMILTON DIANA WELDER ESTATE
921 N CHAPARRAL ST STE 103
CORPUS CHRISTI TX 78401



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: 707376 220
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	27,900	4,820	Lease: 15187 Type: REAL Owner #: 707376
COUNTY M&O	27,900	4,820	Legal: WELDER -A-
DRAINAGE	27,900	4,820	DALLAS PETROLEUM
ROAD & BRIDGE	27,900	4,820	AB 24 J M & F PORTILLA SUR
SINTON ISD	27,900	4,820	RRC 12512
HB1984: The Appraised value of \$4,820 in 2026 as compared to \$3,900 in 2021 is a 23.59% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S	27,900	0	4,820
COUNTY M&O	27,900	0	4,820
DRAINAGE	27,900	0	4,820
ROAD & BRIDGE	27,900	0	4,820
SINTON ISD	27,900	0	4,820

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		43,080	33,170	Lease: 15653 Type: REAL Owner #: 707376		
COUNTY M&O		43,080	33,170	Legal: WELDER R H "B" W# 20		
DRAINAGE		43,080	33,170	DALLAS PETROLEUM		
ROAD & BRIDGE		43,080	33,170	AB 20 MUSQUIZ, M		
SINTON ISD		43,080	33,170	RRC 13735		
				.020833 Royalty Interest		
				Category: G1		
				Railroad #: 13735		
HB1984: The Appraised value of \$33,170 in 2026 as compared to \$4,790 in 2021 is a 592.48% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S		29,170	0	33,170		
COUNTY M&O		29,170	0	33,170		
DRAINAGE		29,170	0	33,170		
ROAD & BRIDGE		29,170	0	33,170		
SINTON ISD		29,170	0	33,170		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY I&S	57,070	0	37,990		
COUNTY M&O	57,070	0	37,990		
DRAINAGE	57,070	0	37,990		
ROAD & BRIDGE	57,070	0	37,990		
SINTON ISD	57,070	0	37,990		