

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

MCANSO LLC
PO BOX 50530
AUSTIN TX 78763



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:	708459 317
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	70	140	Lease: 15297 Type: REAL Owner #: 708459	
COUNTY M&O		C	70	140	Legal: PORTLAND GAS UNIT -A- #5	
DRAINAGE		C	70	140	SULPHUR RIVER EXPL	
ROAD & BRIDGE		C	70	140	AB 35 M ARCENIEGA SUR	
PORTLAND CITY		C	70	140	RRC 281783 RECOMP FROM 181887	
G-P ISD I&S		C	70	140		
G-P ISD M&O		C	70	140	.000048 Royalty Interest	
					Category: G1	
					Railroad #: 181887	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2021 Hist						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY I&S		70		60	80	
COUNTY M&O		70		60	80	
DRAINAGE		70		60	80	
ROAD & BRIDGE		70		60	80	
PORTLAND CITY		70		60	80	
G-P ISD I&S		70		60	80	
G-P ISD M&O		70		60	80	

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 COUNTY M&O DRAINAGE ROAD & BRIDGE PORTLAND CITY G-P ISD I&S G-P ISD M&O	C 290 C 290 C 290 C 290 C 290 C 290 C 290	1,680 1,680 1,680 1,680 1,680 1,680 1,680	Lease: 15576 Type: REAL Owner #: 708459 Legal: PORTLAND GAS UNIT D W#5 SULPHUR RIVER EXPL AB 111 C W EGERY RRC 233979 .000310 Royalty Interest Category: G1 Railroad #: 233979
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE PORTLAND CITY G-P ISD I&S G-P ISD M&O	290 290 290 290 290 290 290	1,330 1,330 1,330 1,330 1,330 1,330 1,330	350 350 350 350 350 350 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE PORTLAND CITY G-P ISD I&S G-P ISD M&O	C 3,760 C 3,760 C 3,760 C 3,760 C 3,760 C 3,760 C 3,760	21,540 21,540 21,540 21,540 21,540 21,540 21,540	Lease: 15576 Type: REAL Owner #: 708459 Legal: PORTLAND GAS UNIT D W#5 SULPHUR RIVER EXPL AB 111 C W EGERY RRC 233979 .003979 Override Royalty Category: G1 Railroad #: 233979
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$21,540 in 2026 as compared to \$1,920 in 2021 is a 1021.88% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE PORTLAND CITY G-P ISD I&S G-P ISD M&O	3,760 3,760 3,760 3,760 3,760 3,760 3,760	17,030 17,030 17,030 17,030 17,030 17,030 17,030	4,510 4,510 4,510 4,510 4,510 4,510 4,510

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY I&S COUNTY M&O DRAINAGE ROAD & BRIDGE PORTLAND CITY G-P ISD I&S G-P ISD M&O	4,120 4,120 4,120 4,120 4,120 4,120 4,120	18,420 18,420 18,420 18,420 18,420 18,420 18,420	4,940 4,940 4,940 4,940 4,940 4,940 4,940		