

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

STEEL DYNAMICS-FRG SW SINTON
% DUCHARME MCMILLEN & ASSOC IN
PO BOX 201267
AUSTIN TX 78720



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:	708912 59
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	A	1,712,106,570	1,762,249,260	Seq: 9900005 Type: REAL Owner #: 708912	
COUNTY M&O		1,712,106,570	1,762,249,260	Legal: INDUSTRIAL SITE IMPROVEMENTS	
DRAINAGE		1,712,106,570	1,762,249,260		
ROAD & BRIDGE		1,712,106,570	1,762,249,260	8534 HIGHWAY 89 - SINTON	
SINTON ISD		1,712,106,570	1,762,249,260	1039566	
				Agent: 121	
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
				Rendered: Yes	
Deductions: (A)=ABATEMENT EXEMPTION		\$20,000,000 School VLA Agreement			
HB1984: The Appraised value of \$1,762,249,260 in 2026 as compared to \$228,000,000 in 2021 is a 672.92% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S	1,712,106,570	0	1,762,249,260		
COUNTY M&O	1,712,106,570	0	1,762,249,260		
DRAINAGE	513,631,970	1,233,574,480	528,674,780		
ROAD & BRIDGE	1,712,106,570	0	1,762,249,260		
SINTON ISD	1,712,106,570	0	1,762,249,260		

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	145F	55,300	41,790	SEQ: 9900030 Type: PERSONAL Owner #: 708912		
COUNTY M&O	145F	55,300	41,790	Legal: VEHICLES		
DRAINAGE	145F	55,300	41,790	NON-ABATED PROPERTY BASE YEAR		
ROAD & BRIDGE	145F	55,300	41,790	8534 HIGHWAY 89 - SINTON		
SINTON ISD	145F	55,300	41,790	1038865		
				Agent: 121		
				Category: L2M INDUS.- VEHICLES, TO 1 TON		
				Rendered: Yes		
Deductions: (145F) = HB9		EXEMPTION	\$20,000,000 School VLA Agreement			
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S		55,300	23	41,767		
COUNTY M&O		55,300	23	41,767		
DRAINAGE		55,300	23	41,767		
ROAD & BRIDGE		55,300	23	41,767		
SINTON ISD		55,300	23	41,767		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY I&S	145F	4,843,970	4,415,380	SEQ: 9900040	Type: PERSONAL Owner #: 708912
COUNTY M&O	145F	4,843,970	4,415,380	Legal: MACHINERY & EQUIPMENT	
DRAINAGE	A 145F	4,843,970	4,415,380	ABATED	
ROAD & BRIDGE	145F	4,843,970	4,415,380	8534 HIGHWAY 89 - SINTON	
SINTON ISD	145F	4,843,970	4,415,380	1040593	
				Agent: 121	
				Category: L2G INDUS.- MACHINERY & EQUIPMENT	
				Rendered: Yes	
Deductions: (A)=ABATEMENT EXEMPTION (145F) = HB9 EXEMPTION		\$20,000,000 School VLA Agreement			
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY I&S		4,843,970	2,365	4,413,015	
COUNTY M&O		4,843,970	2,365	4,413,015	
DRAINAGE		1,453,190	3,091,488	1,323,892	
ROAD & BRIDGE		4,843,970	2,365	4,413,015	
SINTON ISD		4,843,970	2,365	4,413,015	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY I&S	145F	540,370	1,034,350	SEQ: 9900050	Type: PERSONAL	Owner #: 708912
COUNTY M&O	145F	540,370	1,034,350	Legal: VEHICLES		
DRAINAGE	A 145F	540,370	1,034,350	ABATED		
ROAD & BRIDGE	145F	540,370	1,034,350	8534 HIGHWAY 89 - SINTON		
SINTON ISD	145F	540,370	1,034,350	1040594		
				Agent: 121		
				Category: L2M INDUS.- VEHICLES, TO 1 TON		
				Rendered: Yes		
Deductions: (A)=ABATEMENT EXEMPTION (145F) = HB9 EXEMPTION				\$20,000,000 School VLA Agreement		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S		540,370	554	1,033,796		
COUNTY M&O		540,370	554	1,033,796		
DRAINAGE		162,110	724,214	310,136		
ROAD & BRIDGE		540,370	554	1,033,796		
SINTON ISD		540,370	554	1,033,796		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY I&S	145F	50,446,020	56,278,210	SEQ: 9900060	Type: PERSONAL	Owner #: 708912
COUNTY M&O	145F	50,446,020	56,278,210	Legal: SUPPLIES		
DRAINAGE	145F	50,446,020	56,278,210			
ROAD & BRIDGE	145F	50,446,020	56,278,210	8534 HIGHWAY 89 - SINTON		
SINTON ISD	145F	50,446,020	56,278,210	1044813		
				Agent: 121		
				Category: L2C INDUS.- INVENTORY		
				Rendered: Yes		
Deductions: (145F) = HB9		EXEMPTION		\$20,000,000 School VLA Agreement		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S		50,446,020	30,142	56,248,068		
COUNTY M&O		50,446,020	30,142	56,248,068		
DRAINAGE		50,446,020	30,643	56,247,567		
ROAD & BRIDGE		50,446,020	30,142	56,248,068		
SINTON ISD		50,446,020	30,142	56,248,068		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY I&S	145F	1,526,470	1,355,310	SEQ: 9900070	Type: PERSONAL	Owner #: 708912
COUNTY M&O	145F	1,526,470	1,355,310	Legal: FURNITURE & FIXTURES		
DRAINAGE	145F	1,526,470	1,355,310			
ROAD & BRIDGE	145F	1,526,470	1,355,310	8534 HIGHWAY 89 - SINTON		
SINTON ISD	145F	1,526,470	1,355,310	1044120		
				Agent: 121		
				Category: L2J INDUS.- FURNITURE & FIXTURES		
				Rendered: Yes		
Deductions: (145F) = HB9		EXEMPTION		\$20,000,000 School VLA Agreement		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S		1,526,470	726	1,354,584		
COUNTY M&O		1,526,470	726	1,354,584		
DRAINAGE		1,526,470	738	1,354,572		
ROAD & BRIDGE		1,526,470	726	1,354,584		
SINTON ISD		1,526,470	726	1,354,584		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY I&S	1,769,518,700	33,810	1,825,340,490		
COUNTY M&O	1,769,518,700	33,810	1,825,340,490		
DRAINAGE	567,275,060	1,237,421,586	587,952,714		
ROAD & BRIDGE	1,769,518,700	33,810	1,825,340,490		
SINTON ISD	1,769,518,700	33,810	1,825,340,490		

