

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

FLOWERS JEANNIE LYNN  
722 NELSON  
DIBOLL TX 75941



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: 709433 198

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 COUNTY M&O DRAINAGE ROAD & BRIDGE SINTON ISD ODEM-EDROY ISD  No 2021 Hist			2,610 2,610 2,610 2,610 1,700 920	Lease: 15777    Type: REAL    Owner #: 709433 Legal: FRWL POCO LLC AB 45 ARMENDARIS, J RRC #14208 SINTON-65% ODEM-35%  .001532 Royalty Interest Category: G1 Railroad #: 14208		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY I&S		0	0	2,610		
COUNTY M&O		0	0	2,610		
DRAINAGE		0	0	2,610		
ROAD & BRIDGE		0	0	2,610		
SINTON ISD		0	0	1,700		
ODEM-EDROY ISD		0	0	920		

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

