

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

VAUGHAN JANET LYNN TRUST  
JANET LYNN VAUGHAN TRUSTEE  
505 RAWLEIGH DR  
CORPUS CHRISTI TX 78412-3167



<b>APPRAISAL YEAR 2026</b>	
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:	709535 539
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 5,540	11,840	Lease: 15297 Type: REAL Owner #: 709535
COUNTY M&O	C 5,540	11,840	Legal: PORTLAND GAS UNIT -A- #5
DRAINAGE	C 5,540	11,840	SULPHUR RIVER EXPL
ROAD & BRIDGE	C 5,540	11,840	AB 35 M ARCENIEGA SUR
PORTLAND CITY	C 5,540	11,840	RRC 281783 RECOMP FROM 181887
G-P ISD I&S	C 5,540	11,840	
G-P ISD M&O	C 5,540	11,840	
			.004018 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	5,540	5,190	6,650
COUNTY M&O	5,540	5,190	6,650
DRAINAGE	5,540	5,190	6,650
ROAD & BRIDGE	5,540	5,190	6,650
PORTLAND CITY	5,540	5,190	6,650
G-P ISD I&S	5,540	5,190	6,650
G-P ISD M&O	5,540	5,190	6,650

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		C	130	760		Lease: 15576    Type: REAL    Owner #: 709535			
COUNTY M&O		C	130	760		Legal: PORTLAND GAS UNIT D W#5			
DRAINAGE		C	130	760		SULPHUR RIVER EXPL			
ROAD & BRIDGE		C	130	760		AB 111 C W EGERY			
PORTLAND CITY		C	130	760		RRC 233979			
G-P ISD I&S		C	130	760					
G-P ISD M&O		C	130	760		.000140 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		130		600		160			
COUNTY M&O		130		600		160			
DRAINAGE		130		600		160			
ROAD & BRIDGE		130		600		160			
PORTLAND CITY		130		600		160			
G-P ISD I&S		130		600		160			
G-P ISD M&O		130		600		160			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY I&S	5,670	5,790	6,810		
COUNTY M&O	5,670	5,790	6,810		
DRAINAGE	5,670	5,790	6,810		
ROAD & BRIDGE	5,670	5,790	6,810		
PORTLAND CITY	5,670	5,790	6,810		
G-P ISD I&S	5,670	5,790	6,810		
G-P ISD M&O	5,670	5,790	6,810		