

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

ARANSAS COUNTY APPR DIST
11 HIGHWAY 35 NORTH
ROCKPORT TX 78382

361-729-9733

aransascad@gmail.com

UNION PACIFIC RAILROAD COMP
%PROPERTY TAX DEPT
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179-1001



APPRAISAL YEAR 2026
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/18/2026 AT: 9:00 AM
APPRAISAL DISTRICT OFFICE
11 HIGHWAY 35 NORTH
ROCKPORT TX 78382
FOR QUESTIONS CONCERNING
VALUES CALL PRITCHARD & ABBOTT
832-243-9600
Protest Deadline: 5-28-2026
ARB Hearing: 6-18-2026
Owner: 41245 27
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	145D1	782,080	821,500	SEQ: 9900015	Type: PERSONAL Owner #: 41245
CO SPEC	145D1	782,080	821,500	Legal: 1.31 MILES BRANCH TRACK	
ARANSAS PASS CY	145D1	782,080	821,500	ARANSAS PASS ISD UNINCORP	
ARANSAS PA ISD	145D1	782,080	821,500		
NAV DIST	145D1	782,080	821,500	N8803449	
Deductions: (145D1) = HB9		EXEMPTION		Category: J5	RAILROAD - CORRIDOR
				Rendered: Yes	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		782,080	125,000	696,500	
CO SPEC		782,080	125,000	696,500	
ARANSAS PASS CY		782,080	125,000	696,500	
ARANSAS PA ISD		782,080	125,000	696,500	
NAV DIST		782,080	125,000	696,500	

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,

CHIEF APPRAISER
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		11,940	12,540	SEQ: 9900016	Type: PERSONAL Owner #: 41245
CO SPEC		11,940	12,540	Legal: 0.03 MILES SIDE TRACK	
ARANSAS PASS CY		11,940	12,540	ARANSAS PASS ISD UNINCORP	
ARANSAS PA ISD		11,940	12,540		
NAV DIST		11,940	12,540	N8803448	
				Category: J5	RAILROAD - CORRIDOR
				Rendered: Yes	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		11,940	0	12,540	
CO SPEC		11,940	0	12,540	
ARANSAS PASS CY		11,940	0	12,540	
ARANSAS PA ISD		11,940	0	12,540	
NAV DIST		11,940	0	12,540	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		39,800	41,810	SEQ: 9900022	Type: PERSONAL Owner #: 41245
CO SPEC		39,800	41,810	Legal: 0.10 MILES SIDE TRACK	
ROCKPORT-FULTON	145D1	39,800	41,810	ARANSAS ISD	
NAV DIST		39,800	41,810	ARANSAS ISD	
				N8803451	
				Category: J5	RAILROAD - CORRIDOR
				Rendered: Yes	
Deductions: (145D1) = HB9 EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		39,800	0	41,810	
CO SPEC		39,800	0	41,810	
ROCKPORT-FULTON		39,800	41,810	0	
NAV DIST		39,800	0	41,810	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		555,210	583,200	SEQ: 9900025	Type: PERSONAL Owner #: 41245
CO SPEC		555,210	583,200	Legal: 0.93 MILES BRANCH LINE	
ROCKPORT-FULTON	145D1	555,210	583,200	ARANSAS ISD	
NAV DIST		555,210	583,200		
				N8803450	
				Category: J5	RAILROAD - CORRIDOR
				Rendered: Yes	
Deductions: (145D1) = HB9 EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		555,210	0	583,200	
CO SPEC		555,210	0	583,200	
ROCKPORT-FULTON		555,210	83,190	500,010	
NAV DIST		555,210	0	583,200	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,389,030	125,000	1,334,050		
CO SPEC	1,389,030	125,000	1,334,050		
ARANSAS PASS CY	794,020	125,000	709,040		
ARANSAS PA ISD	794,020	125,000	709,040		
NAV DIST	1,389,030	125,000	1,334,050		
ROCKPORT-FULTON	595,010	125,000	500,010		