

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

MATAGORDA COUNTY APPR DIST
2225 AVE G
BAY CITY TEXAS 77414

979-244-2031

CELLAR DOOR LLC
10857 KUYKENDAHL ROAD STE 220
THE WOODLANDS TX 77382



APPRAISAL YEAR 2023	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON 6/22/2023	AT: 9:00 AM
2225 AVE G	
BAY CITY, TEXAS 77414	
FOR QUESTIONS CONCERNING	
MINERAL VALUES, CONTACT	
PRITCHARD & ABBOTT INC	
832-243-9600	
Protest Deadline:	5-31-2023
ARB Hearing:	6-22-2023
Owner:	713145 253
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 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL		2,640 2,640 2,640 2,640 2,640 2,640 2,640	Lease: 630 Type: REAL Owner #: 713145 Legal: OHIO-SUN UNIT TR#1-A ALLEGIAN T RESOURCES AB 229 I & GN UNIT 990100 TRACT NAME: J C CARLSON ET AL .003702 Royalty Interest Category: G1 Railroad #: 2996
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	0	0	2,640
C & R	0	0	2,640
TIDEHAVEN ISD	0	0	2,640
DRAIN 2	0	0	2,640
COASTAL PLAINS	0	0	2,640
COUNTY	0	0	2,640
HOSPITAL	0	0	2,640

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.
Sincerely,

VINCE MALONEY
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL No 2018 Hist		20 20 20 20 20 20 20	Lease: 3180 Type: REAL Owner #: 713145 Legal: NORTHERN RANCH (OIL) TRINIDAD RESOURCES AB 196 WM A HURD SUR RRC 27306 .003948 Royalty Interest Category: G1 Railroad #: 27306
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	0 0 0 0 0 0 0	0 0 0 0 0 0 0	20 20 20 20 20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S G BAY CTY ISD M&O G COASTAL PLAINS PORT OF BAY CTY DRAIN 1 G C & R Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist		370 370 370 370 370 370 370	Lease: 10880 Type: REAL Owner #: 713145 Legal: OHIO-SUN UNIT ALLEGiant RESOURCES AB 7 BETTS, J RRC 293605 .001563 Royalty Interest Category: G1 Railroad #: 293605
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	0 0 0 0 0 0 0 0	0 0 370 370 0 0 370 0	370 370 0 0 370 370 0 370

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 370 370 370	3,030 3,030 2,660 2,660 3,030 3,030 3,030 0 0 0		