

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

WEHNER J S TRUST
KAREN W TURBIDY TRUSTEE
3117 CASON ST
HOUSTON TX 77005



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: 711870 1599
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
COASTAL PLAINS	720	710	Lease: 10076 Type: REAL Owner #: 711870
NAV #1 G	440	440	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY G	280	280	HUGOTON OPERATING CO
TIDEHAVEN ISD	720	710	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	720	710	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL G	440	440	
COUNTY	720	710	.001799 Royalty Interest
C & R G	280	280	Category: G1
HOSPITAL	720	710	Railroad #: 9803
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$710 in 2023 as compared to \$1,830 in 2018 is a 61.20% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	720	0	710
NAV #1	0	440	0
PORT OF BAY CTY	0	280	0
TIDEHAVEN ISD	720	0	710
DRAIN 4	720	0	710
SEAWALL	0	440	0
COUNTY	720	0	710
C & R	0	280	0
HOSPITAL	720	0	710

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

