

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

CORNELIUS ANDRES S EX DESC TR  
ANDRES S CORNELIUS TRUSTEE  
250 MERCER ST APT B1208  
NEW YORK NY 10012



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: 713064 314  
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  No 2018 Hist		540 540 540 540 540 540 540	Lease: 940 Type: REAL Owner #: 713064 Legal: OHIO-SUN UNIT TR#2-B ALLEGIANTE RESOURCES AB 329 I&GN RR #1 UNIT 990100 TRACT NAME: W D CORNELIUS  .003906 Royalty Interest Category: G1 Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	0	0	540
C & R	0	0	540
TIDEHAVEN ISD	0	0	540
DRAIN 2	0	0	540
COASTAL PLAINS	0	0	540
COUNTY	0	0	540
HOSPITAL	0	0	540

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		
COUNTY	1,320	450	Lease: 10360 Type: REAL	Owner #: 713064	
HOSPITAL	1,320	450	Legal: CORNELIUS L		
BAY CTY ISD I&S	1,320	450	BLUEFIN RESOURCES		
BAY CTY ISD M&O	1,320	450	AB 74 JC PEYTON SUR		
COASTAL PLAINS	1,320	450	RRC 24381		
PORT OF BAY CTY	1,320	450			
DRAIN 1	1,320	450	.006250 Royalty Interest		
C & R	1,320	450	Category: G1		
No 2018 Hist			Railroad #: 24381		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,320	0	450		
HOSPITAL	1,320	0	450		
BAY CTY ISD I&S	1,320	0	450		
BAY CTY ISD M&O	1,320	0	450		
COASTAL PLAINS	1,320	0	450		
PORT OF BAY CTY	1,320	0	450		
DRAIN 1	1,320	0	450		
C & R	1,320	0	450		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		4,860	Lease: 10525 Type: REAL	Owner #: 713064	
HOSPITAL		4,860	Legal: CORNELIUS L #10		
BAY CTY ISD I&S		4,860	BLUEFIN RESOURCES		
BAY CTY ISD M&O		4,860	AB 74 J C PEYTON		
COASTAL PLAINS		4,860	RRC 242041		
PORT OF BAY CTY		4,860			
DRAIN 1		4,860	.006250 Royalty Interest		
C & R		4,860	Category: G1		
No 2018 Hist			Railroad #: 242041		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	0	0	4,860		
HOSPITAL	0	0	4,860		
BAY CTY ISD I&S	0	0	4,860		
BAY CTY ISD M&O	0	0	4,860		
COASTAL PLAINS	0	0	4,860		
PORT OF BAY CTY	0	0	4,860		
DRAIN 1	0	0	4,860		
C & R	0	0	4,860		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		40	Lease: 10880 Type: REAL	Owner #: 713064	
HOSPITAL		40	Legal: OHIO-SUN UNIT		
BAY CTY ISD I&S		40	ALLEGiant RESOURCES		
BAY CTY ISD M&O		40	AB 7 BETTS, J		
COASTAL PLAINS		40	RRC 293605		
PORT OF BAY CTY		40			
DRAIN 1		40	.000183 Royalty Interest		
C & R		40	Category: G1		
No 2018 Hist			Railroad #: 293605		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	0	0	40		
HOSPITAL	0	0	40		
BAY CTY ISD I&S	0	0	40		
BAY CTY ISD M&O	0	0	40		
COASTAL PLAINS	0	0	40		
PORT OF BAY CTY	0	0	40		
DRAIN 1	0	0	40		
C & R	0	0	40		

**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	1,320	0	5,890		
C & R	1,320	0	5,890		
TIDEHAVEN ISD	0	0	540		
DRAIN 2	0	0	540		
COASTAL PLAINS	1,320	0	5,890		
COUNTY	1,320	0	5,890		
HOSPITAL	1,320	0	5,890		
BAY CTY ISD I&S	1,320	0	5,350		
BAY CTY ISD M&O	1,320	0	5,350		
DRAIN 1	1,320	0	5,350		

