

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

MCMAHAN DUDLEY DUNCAN
305 PRAIRIE LN
GRANBURY TX 76048-6712



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: 703774 937
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	390	600	Lease: 1160 Type: REAL Owner #: 703774
C & R	390	600	Legal: OHIO-SUN UNIT TR#7-G
BAY CTY ISD I&S	390	600	ALLEGIANTE RESOURCES
BAY CTY ISD M&O	390	600	AB 7 JACOB BETTS UNIT 990100
DRAIN 1	390	600	TRACT NAME: G D EVERETT A
COASTAL PLAINS	390	600	
COUNTY	390	600	.010417 Royalty Interest
HOSPITAL	390	600	Category: G1
HB1984: The Appraised value of \$600 in 2023 as compared to \$490 in 2018 is a 22.45% increase.			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	390	0	600
C & R	390	0	600
BAY CTY ISD I&S	390	0	600
BAY CTY ISD M&O	390	0	600
DRAIN 1	390	0	600
COASTAL PLAINS	390	0	600
COUNTY	390	0	600
HOSPITAL	390	0	600

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 BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	80 80 80 80 80 80 80 80	130 130 130 130 130 130 130 130	Lease: 1170 Type: REAL Owner #: 703774 Legal: OHIO-SUN UNIT TR#8-H ALLEGiant RESOURCES AB 7 JACOB BETTS UNIT 990100 TRACT NAME: G D EVERETT .010417 Royalty Interest Category: G1 Railroad #: 2996
HB1984: The Appraised value of \$130 in 2023 as compared to \$100 in 2018 is a 30.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	80 80 80 80 80 80 80 80	0 0 0 0 0 0 0 0	130 130 130 130 130 130 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	3,510 3,510 3,510 3,510 3,510 3,510 3,510 3,510	10,740 10,740 10,740 10,740 10,740 10,740 10,740 10,740	Lease: 10870 Type: REAL Owner #: 703774 Legal: EXPRESS W# 1 SQUARE MILE ENERGY AB 7 BETTS, J RRC# 291357 .001277 Royalty Interest Category: G1 Railroad #: 291357
No 2018 Hist			
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	3,510 3,510 3,510 3,510 3,510 3,510 3,510 3,510	0 0 0 0 0 0 0 0	10,740 10,740 10,740 10,740 10,740 10,740 10,740 10,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R		60 60 60 60 60 60 60 60	Lease: 10880 Type: REAL Owner #: 703774 Legal: OHIO-SUN UNIT ALLEGiant RESOURCES AB 7 BETTS, J RRC 293605 .000249 Royalty Interest Category: G1 Railroad #: 293605
No 2018 Hist			
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 0 0 0 0 0 0	60 60 60 60 60 60 60 60

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	3,980	0	11,530		
C & R	3,980	0	11,530		
BAY CTY ISD I&S	3,980	0	11,530		
BAY CTY ISD M&O	3,980	0	11,530		
DRAIN 1	3,980	0	11,530		
COASTAL PLAINS	3,980	0	11,530		
COUNTY	3,980	0	11,530		
HOSPITAL	3,980	0	11,530		

