

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

LORING GEORGE G  
230 CONGRESS ST  
BOSTON      MA 02110-2409



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: 706622 863  
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	30	180	Lease: 790 Type: REAL Owner #: 706622
C & R	30	180	Legal: COBB, F G -A-
VAN VLK ISD I&S	30	180	URBAN OIL & GAS GROU
VAN VLK ISD M&O	30	180	AB 22 CUMMINS MARIA #35
DRAIN 1	30	180	RRC 20364
COASTAL PLAINS	30	180	
COUNTY	30	180	.000313 Royalty Interest
HOSPITAL	30	180	Category: G1
HB1984: The Appraised value of \$180 in 2023 as compared to \$110 in 2018 is a 63.64% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	30	0	180
C & R	30	0	180
VAN VLK ISD I&S	30	0	180
VAN VLK ISD M&O	30	0	180
DRAIN 1	30	0	180
COASTAL PLAINS	30	0	180
COUNTY	30	0	180
HOSPITAL	30	0	180

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	370	470	Lease: 810 Type: REAL Owner #: 706622
C & R	370	470	Legal: COBB, F G -B-
VAN VLK ISD I&S	370	470	URBAN OIL & GAS GROU
VAN VLK ISD M&O	370	470	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	370	470	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	370	470	
COUNTY	370	470	.000313 Royalty Interest
HOSPITAL	370	470	Category: G1
HB1984: The Appraised value of \$470 in 2023 as compared to \$360 in 2018 is a 30.56% increase.			Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	370	0	470
C & R	370	0	470
VAN VLK ISD I&S	370	0	470
VAN VLK ISD M&O	370	0	470
DRAIN 1	370	0	470
COASTAL PLAINS	370	0	470
COUNTY	370	0	470
HOSPITAL	370	0	470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	30	Lease: 10240 Type: REAL Owner #: 706622
C & R	20	30	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	20	30	HILCORP ENERGY
VAN VLK ISD M&O	20	30	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	20	30	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	20	30	
HOSPITAL	20	30	.000004 Royalty Interest
COASTAL PLAINS	20	30	Category: G1
HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	30
C & R	20	0	30
VAN VLK ISD I&S	20	0	30
VAN VLK ISD M&O	20	0	30
PORT OF BAY CTY	20	0	30
DRAIN 1	20	0	30
HOSPITAL	20	0	30
COASTAL PLAINS	20	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	20	Lease: 10240 Type: REAL Owner #: 706622
C & R	20	20	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	20	20	HILCORP ENERGY
VAN VLK ISD M&O	20	20	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	20	20	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	20	20	
HOSPITAL	20	20	.000003 Override Royalty
COASTAL PLAINS	20	20	Category: G1
HB1984: The Appraised value of \$20 in 2023 as compared to \$10 in 2018 is a 100.00% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	20
C & R	20	0	20
VAN VLK ISD I&S	20	0	20
VAN VLK ISD M&O	20	0	20
PORT OF BAY CTY	20	0	20
DRAIN 1	20	0	20
HOSPITAL	20	0	20
COASTAL PLAINS	20	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	110	150	Lease: 10382 Type: REAL Owner #: 706622
HOSPITAL	110	150	Legal: COBB F G -B-
VAN VLK ISD I&S	110	150	URBAN OIL & GAS GROU
VAN VLK ISD M&O	110	150	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	110	150	RRC 24446
PORT OF BAY CTY	110	150	
DRAIN 1	110	150	.000313 Royalty Interest
C & R	110	150	Category: G1
HB1984: The Appraised value of \$150 in 2023 as compared to \$40 in 2018 is a 275.00% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	110	0	150
HOSPITAL	110	0	150
VAN VLK ISD I&S	110	0	150
VAN VLK ISD M&O	110	0	150
COASTAL PLAINS	110	0	150
PORT OF BAY CTY	110	0	150
DRAIN 1	110	0	150
C & R	110	0	150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	100	170	Lease: 10383 Type: REAL Owner #: 706622
HOSPITAL	100	170	Legal: COBB F G -A-
VAN VLK ISD I&S	100	170	URBAN OIL & GAS GROU
VAN VLK ISD M&O	100	170	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	100	170	RRC 24389
PORT OF BAY CTY	100	170	
DRAIN 1	100	170	.000313 Royalty Interest
C & R	100	170	Category: G1
HB1984: The Appraised value of \$170 in 2023 as compared to \$80 in 2018 is a 112.50% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	100	0	170
HOSPITAL	100	0	170
VAN VLK ISD I&S	100	0	170
VAN VLK ISD M&O	100	0	170
COASTAL PLAINS	100	0	170
PORT OF BAY CTY	100	0	170
DRAIN 1	100	0	170
C & R	100	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	70	Lease: 10762 Type: REAL Owner #: 706622
HOSPITAL	20	70	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	20	70	URBAN OIL & GAS GROU
VAN VLK ISD M&O	20	70	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	20	70	RRC #25806
PORT OF BAY CTY	20	70	
DRAIN 1	20	70	.000312 Royalty Interest
C & R	20	70	Category: G1
HB1984: The Appraised value of \$70 in 2023 as compared to \$40 in 2018 is a 75.00% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	70
HOSPITAL	20	0	70
VAN VLK ISD I&S	20	0	70
VAN VLK ISD M&O	20	0	70
COASTAL PLAINS	20	0	70
PORT OF BAY CTY	20	0	70
DRAIN 1	20	0	70
C & R	20	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	60	100	Lease: 10779 Type: REAL Owner #: 706622
HOSPITAL	60	100	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	60	100	URBAN OIL & GAS GROU
VAN VLK ISD M&O	60	100	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	60	100	RRC 26134
PORT OF BAY CTY	60	100	
DRAIN 1	60	100	.000313 Royalty Interest
C & R	60	100	Category: G1
HB1984: The Appraised value of \$100 in 2023 as compared to \$10 in 2018 is a 900.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	100
HOSPITAL	60	0	100
VAN VLK ISD I&S	60	0	100
VAN VLK ISD M&O	60	0	100
COASTAL PLAINS	60	0	100
PORT OF BAY CTY	60	0	100
DRAIN 1	60	0	100
C & R	60	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	10	Lease: 10861 Type: REAL Owner #: 706622
HOSPITAL	10	10	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	10	10	URBAN OIL & GAS
VAN VLK ISD M&O	10	10	AB 22 CUMMINS M
COASTAL PLAINS	10	10	RRC#290027
PORT OF BAY CTY	10	10	
DRAIN 1	10	10	.000313 Royalty Interest
C & R	10	10	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	10
HOSPITAL	10	0	10
VAN VLK ISD I&S	10	0	10
VAN VLK ISD M&O	10	0	10
COASTAL PLAINS	10	0	10
PORT OF BAY CTY	10	0	10
DRAIN 1	10	0	10
C & R	10	0	10

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	740	0	1,200		
C & R	740	0	1,200		
VAN VLK ISD I&S	740	0	1,200		
VAN VLK ISD M&O	740	0	1,200		
DRAIN 1	740	0	1,200		
COASTAL PLAINS	740	0	1,200		
COUNTY	740	0	1,200		
HOSPITAL	740	0	1,200		