

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

ROYALTY INVESTORS GROUP
PO BOX 410
ALLEN TX 75013-0008



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: 705996 1234
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	90	500	Lease: 790 Type: REAL Owner #: 705996
C & R	90	500	Legal: COBB, F G -A-
VAN VLK ISD I&S	90	500	URBAN OIL & GAS GROU
VAN VLK ISD M&O	90	500	AB 22 CUMMINS MARIA #35
DRAIN 1	90	500	RRC 20364
COASTAL PLAINS	90	500	
COUNTY	90	500	.000875 Royalty Interest
HOSPITAL	90	500	Category: G1
HB1984: The Appraised value of \$500 in 2023 as compared to \$320 in 2018 is a 56.25% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	90	0	500
C & R	90	0	500
VAN VLK ISD I&S	90	0	500
VAN VLK ISD M&O	90	0	500
DRAIN 1	90	0	500
COASTAL PLAINS	90	0	500
COUNTY	90	0	500
HOSPITAL	90	0	500

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	1,040	1,300	Lease: 810 Type: REAL Owner #: 705996
C & R	1,040	1,300	Legal: COBB, F G -B-
VAN VLK ISD I&S	1,040	1,300	URBAN OIL & GAS GROU
VAN VLK ISD M&O	1,040	1,300	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	1,040	1,300	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	1,040	1,300	
COUNTY	1,040	1,300	.000875 Royalty Interest
HOSPITAL	1,040	1,300	Category: G1
HB1984: The Appraised value of \$1,300 in 2023 as compared to \$1,010 in 2018 is a 28.71% increase.			Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,040	0	1,300
C & R	1,040	0	1,300
VAN VLK ISD I&S	1,040	0	1,300
VAN VLK ISD M&O	1,040	0	1,300
DRAIN 1	1,040	0	1,300
COASTAL PLAINS	1,040	0	1,300
COUNTY	1,040	0	1,300
HOSPITAL	1,040	0	1,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	320	650	Lease: 2230 Type: REAL Owner #: 705996
C & R	320	650	Legal: JOHNSON, SALLIE #03L
VAN VLK ISD I&S	320	650	URBAN OIL & GAS GROU
VAN VLK ISD M&O	320	650	AB 22 CUMMINS MARIA #35
DRAIN 1	320	650	RRC 9495
COASTAL PLAINS	320	650	
COUNTY	320	650	.002893 Royalty Interest
HOSPITAL	320	650	Category: G1
HB1984: The Appraised value of \$650 in 2023 as compared to \$210 in 2018 is a 209.52% increase.			Railroad #: 9495
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	320	0	650
C & R	320	0	650
VAN VLK ISD I&S	320	0	650
VAN VLK ISD M&O	320	0	650
DRAIN 1	320	0	650
COASTAL PLAINS	320	0	650
COUNTY	320	0	650
HOSPITAL	320	0	650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	310	420	Lease: 10382 Type: REAL Owner #: 705996
HOSPITAL	310	420	Legal: COBB F G -B-
VAN VLK ISD I&S	310	420	URBAN OIL & GAS GROU
VAN VLK ISD M&O	310	420	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	310	420	RRC 24446
PORT OF BAY CTY	310	420	
DRAIN 1	310	420	.000875 Royalty Interest
C & R	310	420	Category: G1
HB1984: The Appraised value of \$420 in 2023 as compared to \$110 in 2018 is a 281.82% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	310	0	420
HOSPITAL	310	0	420
VAN VLK ISD I&S	310	0	420
VAN VLK ISD M&O	310	0	420
COASTAL PLAINS	310	0	420
PORT OF BAY CTY	310	0	420
DRAIN 1	310	0	420
C & R	310	0	420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	270	490	Lease: 10383 Type: REAL Owner #: 705996
HOSPITAL	270	490	Legal: COBB F G -A-
VAN VLK ISD I&S	270	490	URBAN OIL & GAS GROU
VAN VLK ISD M&O	270	490	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	270	490	RRC 24389
PORT OF BAY CTY	270	490	
DRAIN 1	270	490	.000875 Royalty Interest
C & R	270	490	Category: G1
HB1984: The Appraised value of \$490 in 2023 as compared to \$220 in 2018 is a 122.73% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	270	0	490
HOSPITAL	270	0	490
VAN VLK ISD I&S	270	0	490
VAN VLK ISD M&O	270	0	490
COASTAL PLAINS	270	0	490
PORT OF BAY CTY	270	0	490
DRAIN 1	270	0	490
C & R	270	0	490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	70	190	Lease: 10762 Type: REAL Owner #: 705996
HOSPITAL	70	190	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	70	190	URBAN OIL & GAS GROU
VAN VLK ISD M&O	70	190	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	70	190	RRC #25806
PORT OF BAY CTY	70	190	
DRAIN 1	70	190	.000875 Royalty Interest
C & R	70	190	Category: G1
HB1984: The Appraised value of \$190 in 2023 as compared to \$120 in 2018 is a 58.33% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	70	0	190
HOSPITAL	70	0	190
VAN VLK ISD I&S	70	0	190
VAN VLK ISD M&O	70	0	190
COASTAL PLAINS	70	0	190
PORT OF BAY CTY	70	0	190
DRAIN 1	70	0	190
C & R	70	0	190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	170	280	Lease: 10779 Type: REAL Owner #: 705996
HOSPITAL	170	280	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	170	280	URBAN OIL & GAS GROU
VAN VLK ISD M&O	170	280	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	170	280	RRC 26134
PORT OF BAY CTY	170	280	
DRAIN 1	170	280	.000874 Royalty Interest
C & R	170	280	Category: G1
HB1984: The Appraised value of \$280 in 2023 as compared to \$40 in 2018 is a 600.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	170	0	280
HOSPITAL	170	0	280
VAN VLK ISD I&S	170	0	280
VAN VLK ISD M&O	170	0	280
COASTAL PLAINS	170	0	280
PORT OF BAY CTY	170	0	280
DRAIN 1	170	0	280
C & R	170	0	280

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		20	20	Lease: 10861	Type: REAL Owner #: 705996
HOSPITAL		20	20	Legal: F.G. COBB -B- W#26	
VAN VLK ISD I&S		20	20	URBAN OIL & GAS	
VAN VLK ISD M&O		20	20	AB 22 CUMMINS M	
COASTAL PLAINS		20	20	RRC#290027	
PORT OF BAY CTY		20	20		
DRAIN 1		20	20	.000875 Royalty Interest	
C & R		20	20	Category: G1	
	No 2018 Hist			Railroad #: 290027	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	20	0	20		
HOSPITAL	20	0	20		
VAN VLK ISD I&S	20	0	20		
VAN VLK ISD M&O	20	0	20		
COASTAL PLAINS	20	0	20		
PORT OF BAY CTY	20	0	20		
DRAIN 1	20	0	20		
C & R	20	0	20		

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	2,290	0	3,850		
C & R	2,290	0	3,850		
VAN VLK ISD I&S	2,290	0	3,850		
VAN VLK ISD M&O	2,290	0	3,850		
DRAIN 1	2,290	0	3,850		
COASTAL PLAINS	2,290	0	3,850		
COUNTY	2,290	0	3,850		
HOSPITAL	2,290	0	3,850		