

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

JAMES LAURIE ANN NILSON  
2501 AVENUE I  
BAY CITY TX 77414-6106



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: 28775 731  
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
COUNTY	230	690	Lease: 10370 Type: REAL Owner #: 28775
HOSPITAL	230	690	Legal: ALLEN C R WELL #1
VAN VLK ISD I&S	230	690	HILCORP ENERGY COMP
VAN VLK ISD M&O	230	690	AB 78 WILLIAM RABB SEC 45/46
COASTAL PLAINS	230	690	RRC 197034
PORT OF BAY CTY	230	690	
DRAIN 1	230	690	.003716 Royalty Interest
C & R	230	690	Category: G1
HB1984: The Appraised value of \$690 in 2023 as compared to \$180 in 2018 is a 283.33% increase.			Railroad #: 197034
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	230	0	690
HOSPITAL	230	0	690
VAN VLK ISD I&S	230	0	690
VAN VLK ISD M&O	230	0	690
COASTAL PLAINS	230	0	690
PORT OF BAY CTY	230	0	690
DRAIN 1	230	0	690
C & R	230	0	690

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

