

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

ALLEN JOCELYN YVETTE  
3021 HOLLAND AVENUE #21N  
BRONX NY 10467



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: 712122 19  
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	730	460	Lease: 10811 Type: REAL Owner #: 712122
HOSPITAL	730	460	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	730	460	KEBO OIL & GAS INC.
COASTAL PLAINS	730	460	AB 103 WILLIAMS, G J
PORT OF BAY CTY	730	460	RRC# 278352
DRAIN 2	730	460	
C & R	730	460	.003667 Royalty Interest
HB1984: The Appraised value of \$460 in 2023 as compared to \$370 in 2018 is a 24.32% increase.			Category: G1 Railroad #: 278352
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	730	0	460
HOSPITAL	730	0	460
TIDEHAVEN ISD	730	0	460
COASTAL PLAINS	730	0	460
PORT OF BAY CTY	730	0	460
DRAIN 2	730	0	460
C & R	730	0	460

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	1,560	610	Lease: 10817 Type: REAL Owner #: 712122
HOSPITAL	1,560	610	Legal: PECAN UNIT #2
TIDEHAVEN ISD	1,560	610	KEBO OIL & GAS
COASTAL PLAINS	1,560	610	AB 103 WILLIAMS, G J
PORT OF BAY CTY	1,560	610	RRC# 279574
DRAIN 2	1,560	610	
C & R	1,560	610	.003667 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 279574

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,560	0	610		
HOSPITAL	1,560	0	610		
TIDEHAVEN ISD	1,560	0	610		
COASTAL PLAINS	1,560	0	610		
PORT OF BAY CTY	1,560	0	610		
DRAIN 2	1,560	0	610		
C & R	1,560	0	610		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	2,290	0	1,070		
HOSPITAL	2,290	0	1,070		
TIDEHAVEN ISD	2,290	0	1,070		
COASTAL PLAINS	2,290	0	1,070		
PORT OF BAY CTY	2,290	0	1,070		
DRAIN 2	2,290	0	1,070		
C & R	2,290	0	1,070		