

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

FURSE MARGARET LEWIS ETAL TR
U/W J C LEWIS %BILL ISAACSON
2020 AVENUE H
BAY CITY TX 77414-5121



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: 701308 523
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	150	240	Lease: 630 Type: REAL Owner #: 701308
C & R	150	240	Legal: OHIO-SUN UNIT TR#1-A
TIDEHAVEN ISD G	150	240	ALLEGIANTE RESOURCES
DRAIN 2 G	150	240	AB 229 I & GN UNIT 990100
COASTAL PLAINS	150	240	TRACT NAME: J C CARLSON ET AL
COUNTY	150	240	
HOSPITAL	150	240	.000336 Royalty Interest
Exemptions : G=LESS THAN \$500 MIN INT			Category: G1
HB1984: The Appraised value of \$240 in 2023			Railroad #: 2996
as compared to \$190 in 2018 is a 26.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	150	0	240
C & R	150	0	240
TIDEHAVEN ISD	0	240	0
DRAIN 2	0	240	0
COASTAL PLAINS	150	0	240
COUNTY	150	0	240
HOSPITAL	150	0	240

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 VAN VLK ISD I&S G VAN VLK ISD M&O G DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL		30 30 30 30 30 30 30	Lease: 790 Type: REAL Owner #: 701308 Legal: COBB, F G -A- URBAN OIL & GAS GROU AB 22 CUMMINS MARIA #35 RRC 20364 .000052 Override Royalty Category: G1 Railroad #: 20364
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	0	0	30
C & R	0	0	30
VAN VLK ISD I&S	0	30	0
VAN VLK ISD M&O	0	30	0
DRAIN 1	0	0	30
COASTAL PLAINS	0	0	30
COUNTY	0	0	30
HOSPITAL	0	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY C & R TIDEHAVEN ISD G DRAIN 2 G COASTAL PLAINS COUNTY HOSPITAL	50 50 50 50 50 50 50	70 70 70 70 70 70 70	Lease: 3380 Type: REAL Owner #: 701308 Legal: OHIO-SUN UNIT TR#3-C ALLEGIAN T RESOURCES AB 377 J ROBERTSON UNIT 990100 TRACT NAME: AD W PIETZ .000977 Royalty Interest Category: G1 Railroad #: 2996
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$70 in 2023 as compared to \$60 in 2018 is a 16.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	50	0	70
C & R	50	0	70
TIDEHAVEN ISD	0	70	0
DRAIN 2	0	70	0
COASTAL PLAINS	50	0	70
COUNTY	50	0	70
HOSPITAL	50	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COASTAL PLAINS NAV #1 G PORT OF BAY CTY TIDEHAVEN ISD G DRAIN 4 G SEAWALL G COUNTY C & R HOSPITAL	70 40 30 70 70 40 70 30 70	70 40 30 70 70 40 70 30 70	Lease: 10076 Type: REAL Owner #: 701308 Legal: BLESSING F-3 UNIT HUGOTON OPERATING CO AB 65 GW NEXSEN, AB 540 PIERCE AB 562 SMITH, AB 208 & 209 H&G .000170 Royalty Interest Category: G1 Railroad #: 9803
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$70 in 2023 as compared to \$170 in 2018 is a 58.82% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	70	0	70
NAV #1	0	40	0
PORT OF BAY CTY	30	0	30
TIDEHAVEN ISD	0	70	0
DRAIN 4	0	70	0
SEAWALL	0	40	0
COUNTY	70	0	70
C & R	30	0	30
HOSPITAL	70	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20,210	8,510	Lease: 10263 Type: REAL Owner #: 701308
HOSPITAL	20,210	8,510	Legal: LEWIS #1
BAY CTY ISD I&S	20,210	8,510	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	20,210	8,510	AB 9 BOWMAN & WILLIAMS
PORT OF BAY CTY	20,210	8,510	RRC 185153
DRAIN 1	20,210	8,510	
C & R	20,210	8,510	.015625 Royalty Interest
COASTAL PLAINS	20,210	8,510	Category: G1
HB1984: The Appraised value of \$8,510 in 2023 as compared to \$4,810 in 2018 is a 76.92% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20,210	0	8,510
HOSPITAL	20,210	0	8,510
BAY CTY ISD I&S	20,210	0	8,510
BAY CTY ISD M&O	20,210	0	8,510
PORT OF BAY CTY	20,210	0	8,510
DRAIN 1	20,210	0	8,510
C & R	20,210	0	8,510
COASTAL PLAINS	20,210	0	8,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,280	700	Lease: 10302 Type: REAL Owner #: 701308
HOSPITAL	2,280	700	Legal: LEWIS #2
BAY CTY ISD I&S	2,280	700	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	2,280	700	AB 9 BOWMAN & WILLIAMS
PORT OF BAY CTY	2,280	700	RRC 190214
DRAIN 1	2,280	700	
C & R	2,280	700	.015625 Royalty Interest
COASTAL PLAINS	2,280	700	Category: G1
HB1984: The Appraised value of \$700 in 2023 as compared to \$260 in 2018 is a 169.23% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,280	0	700
HOSPITAL	2,280	0	700
BAY CTY ISD I&S	2,280	0	700
BAY CTY ISD M&O	2,280	0	700
PORT OF BAY CTY	2,280	0	700
DRAIN 1	2,280	0	700
C & R	2,280	0	700
COASTAL PLAINS	2,280	0	700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	710	70	Lease: 10703 Type: REAL Owner #: 701308
HOSPITAL	710	70	Legal: LEWIS W3
BAY CTY ISD I&S	710	70	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	710	70	AB 9 J BOWMANS
COASTAL PLAINS	710	70	RRC 249847
PORT OF BAY CTY	710	70	
DRAIN 1	710	70	.015625 Royalty Interest
C & R	710	70	Category: G1
HB1984: The Appraised value of \$70 in 2023 as compared to \$140 in 2018 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	710	0	70
HOSPITAL	710	0	70
BAY CTY ISD I&S	710	0	70
BAY CTY ISD M&O	710	0	70
COASTAL PLAINS	710	0	70
PORT OF BAY CTY	710	0	70
DRAIN 1	710	0	70
C & R	710	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,430	3,180	Lease: 10714 Type: REAL Owner #: 701308
HOSPITAL	1,430	3,180	Legal: TALAFUSE GAS UNIT W3
BAY CTY ISD I&S	1,430	3,180	RAP OPERATING LLC
BAY CTY ISD M&O	1,430	3,180	AB 347 P KESTLER
COASTAL PLAINS	1,430	3,180	RRC 254779
PORT OF BAY CTY	1,430	3,180	
DRAIN 1	1,430	3,180	.011426 Royalty Interest
C & R	1,430	3,180	Category: G1
HB1984: The Appraised value of \$3,180 in 2023 as compared to \$960 in 2018 is a 231.25% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,430	0	3,180
HOSPITAL	1,430	0	3,180
BAY CTY ISD I&S	1,430	0	3,180
BAY CTY ISD M&O	1,430	0	3,180
COASTAL PLAINS	1,430	0	3,180
PORT OF BAY CTY	1,430	0	3,180
DRAIN 1	1,430	0	3,180
C & R	1,430	0	3,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		30	Lease: 10880 Type: REAL Owner #: 701308
HOSPITAL		30	Legal: OHIO-SUN UNIT
BAY CTY ISD I&S		30	ALLEGIANTE RESOURCES
BAY CTY ISD M&O		30	AB 7 BETTS, J
COASTAL PLAINS		30	RRC 293605
PORT OF BAY CTY		30	
DRAIN 1		30	.000107 Royalty Interest
C & R		30	Category: G1
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	30
HOSPITAL	0	0	30
BAY CTY ISD I&S	0	0	30
BAY CTY ISD M&O	0	0	30
COASTAL PLAINS	0	0	30
PORT OF BAY CTY	0	0	30
DRAIN 1	0	0	30
C & R	0	0	30

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	24,860	0	12,860		
C & R	24,860	0	12,860		
TIDEHAVEN ISD	0	380	0		
DRAIN 2	0	310	0		
COASTAL PLAINS	24,900	0	12,900		
COUNTY	24,900	0	12,900		
HOSPITAL	24,900	0	12,900		
VAN VLK ISD I&S	0	30	0		
VAN VLK ISD M&O	0	30	0		
DRAIN 1	24,630	0	12,520		
NAV #1	0	40	0		
DRAIN 4	0	70	0		
SEAWALL	0	40	0		
BAY CTY ISD I&S	24,630	0	12,490		
BAY CTY ISD M&O	24,630	0	12,490		