

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

ABH BAXTER LP
3110 CAVALCADE CT
AUSTIN TX 78746-1819



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: 711750 1
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 G		10	Lease: 790 Type: REAL Owner #: 711750
C & R G		10	Legal: COBB, F G -A-
VAN VLK ISD I&S G		10	URBAN OIL & GAS GROU
VAN VLK ISD M&O G		10	AB 22 CUMMINS MARIA #35
DRAIN 1 G		10	RRC 20364
COASTAL PLAINS		10	
COUNTY		10	.000018 Royalty Interest
HOSPITAL		10	Category: G1
			Railroad #: 20364
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	0	10	0
C & R	0	10	0
VAN VLK ISD I&S	0	10	0
VAN VLK ISD M&O	0	10	0
DRAIN 1	0	10	0
COASTAL PLAINS	0	0	10
COUNTY	0	0	10
HOSPITAL	0	0	10

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	G	20	30	Lease: 810	Type: REAL	Owner #: 711750
C & R	G	20	30	Legal: COBB, F G -B-		
VAN VLK ISD I&S	G	20	30	URBAN OIL & GAS GROU		
VAN VLK ISD M&O	G	20	30	AB 22 & 267 CUMMINS-I & GN RR		
DRAIN 1	G	20	30	RRC 9470 9500 9504 20608 23919		
COASTAL PLAINS		20	30			
COUNTY		20	30	.000018 Royalty Interest		
HOSPITAL		20	30	Category: G1		
				Railroad #: 9470		
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	30	0			
C & R	0	30	0			
VAN VLK ISD I&S	0	30	0			
VAN VLK ISD M&O	0	30	0			
DRAIN 1	0	30	0			
COASTAL PLAINS	20	0	30			
COUNTY	20	0	30			
HOSPITAL	20	0	30			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		510	750	Lease: 1850	Type: REAL	Owner #: 711750
NAV #1		510	750	Legal: HICKL, LOUIS J W#1-T		
PALACIOS ISD		510	750	TRINIDAD ENERGY, LLC		
DRAIN 3		510	750	AB 371 SUSAN PERKINS SUR		
SEAWALL		510	750	RRC 7736		
COASTAL PLAINS		510	750			
HOSPITAL		510	750	.000751 Royalty Interest		
				Category: G1		
				Railroad #: 7736		
HB1984: The Appraised value of \$750 in 2023 as compared to \$360 in 2018 is a 108.33% increase.						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	510	0	750			
NAV #1	510	0	750			
PALACIOS ISD	510	0	750			
DRAIN 3	510	0	750			
SEAWALL	510	0	750			
COASTAL PLAINS	510	0	750			
HOSPITAL	510	0	750			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		120	120	Lease: 10162	Type: REAL	Owner #: 711750
HOSPITAL		120	120	Legal: LARSON W#1		
PALACIOS ISD		120	120	TRINIDAD ENERGY, LLC		
NAV #1		120	120	AB 371 SUSAN PERKINS SUR		
DRAIN 3		120	120	RRC 163278		
SEAWALL		120	120			
COASTAL PLAINS		120	120	.000751 Royalty Interest		
				Category: G1		
				Railroad #: 163278		
HB1984: The Appraised value of \$120 in 2023 as compared to \$50 in 2018 is a 140.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	120	0	120			
HOSPITAL	120	0	120			
PALACIOS ISD	120	0	120			
NAV #1	120	0	120			
DRAIN 3	120	0	120			
SEAWALL	120	0	120			
COASTAL PLAINS	120	0	120			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10779 Type: REAL Owner #: 711750
HOSPITAL		10	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S G		10	URBAN OIL & GAS GROU
VAN VLK ISD M&O G		10	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS		10	RRC 26134
PORT OF BAY CTY G		10	
DRAIN 1 G		10	.000018 Royalty Interest
C & R G		10	Category: G1
			Railroad #: 26134
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist			

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	0	0	10		
HOSPITAL	0	0	10		
VAN VLK ISD I&S	0	10	0		
VAN VLK ISD M&O	0	10	0		
COASTAL PLAINS	0	0	10		
PORT OF BAY CTY	0	10	0		
DRAIN 1	0	10	0		
C & R	0	10	0		

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	0	50	0		
C & R	0	50	0		
VAN VLK ISD I&S	0	50	0		
VAN VLK ISD M&O	0	50	0		
DRAIN 1	0	50	0		
COASTAL PLAINS	650	0	920		
COUNTY	650	0	920		
HOSPITAL	650	0	920		
NAV #1	630	0	870		
PALACIOS ISD	630	0	870		
DRAIN 3	630	0	870		
SEAWALL	630	0	870		

