

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

PHELPS STUART L JR  
12222 FM 390 E  
BRENHAM TX 77833-0043



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: 705427 1143  
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	280	380	Lease: 10240 Type: REAL Owner #: 705427
C & R	280	380	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	280	380	HILCORP ENERGY
VAN VLK ISD M&O	280	380	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	280	380	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	280	380	
HOSPITAL	280	380	.000048 Royalty Interest
COASTAL PLAINS	280	380	Category: G1
			Railroad #: 208139
HB1984: The Appraised value of \$380 in 2023 as compared to \$180 in 2018 is a 111.11% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	280	0	380
C & R	280	0	380
VAN VLK ISD I&S	280	0	380
VAN VLK ISD M&O	280	0	380
PORT OF BAY CTY	280	0	380
DRAIN 1	280	0	380
HOSPITAL	280	0	380
COASTAL PLAINS	280	0	380

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		230	320	Lease: 10240    Type: REAL    Owner #: 705427	
C & R		230	320	Legal: OLD OCEAN UNIT	
VAN VLK ISD I&S		230	320	HILCORP ENERGY	
VAN VLK ISD M&O		230	320	AB 3 BATTLE ETAL SUR AB 66 M B	
PORT OF BAY CTY		230	320	NUCHOLS SUR AB 76 POLLY & CHAN	
DRAIN 1		230	320		
HOSPITAL		230	320	.000040 Override Royalty	
COASTAL PLAINS		230	320	Category:        G1	
HB1984: The Appraised value of \$320 in 2023			as compared to	\$150 in 2018 is a 113.33% increase.	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	230	0	320		
C & R	230	0	320		
VAN VLK ISD I&S	230	0	320		
VAN VLK ISD M&O	230	0	320		
PORT OF BAY CTY	230	0	320		
DRAIN 1	230	0	320		
HOSPITAL	230	0	320		
COASTAL PLAINS	230	0	320		

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	510	0	700		
C & R	510	0	700		
VAN VLK ISD I&S	510	0	700		
VAN VLK ISD M&O	510	0	700		
PORT OF BAY CTY	510	0	700		
DRAIN 1	510	0	700		
HOSPITAL	510	0	700		
COASTAL PLAINS	510	0	700		