

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

BRADLEY KAREN R TRUST
PO BOX 379
TULSA OK 74101-0379



<p align="center">APPRAISAL YEAR 2023</p> <p>THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/22/2023 AT: 9:00 AM</p> <p align="center">2225 AVE G BAY CITY, TEXAS 77414 FOR QUESTIONS CONCERNING MINERAL VALUES, CONTACT PRITCHARD & ABBOTT INC 832-243-9600</p> <p>Protest Deadline: 5-31-2023 ARB Hearing: 6-22-2023 Owner: 706625 162</p> <p>VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.</p>	
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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	20	90	Lease: 790 Type: REAL Owner #: 706625
C & R	20	90	Legal: COBB, F G -A-
VAN VLK ISD I&S	20	90	URBAN OIL & GAS GROU
VAN VLK ISD M&O	20	90	AB 22 CUMMINS MARIA #35
DRAIN 1	20	90	RRC 20364
COASTAL PLAINS	20	90	
COUNTY	20	90	.000156 Royalty Interest
HOSPITAL	20	90	Category: G1
HB1984: The Appraised value of \$90 in 2023 as compared to \$60 in 2018 is a 50.00% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	20	0	90
C & R	20	0	90
VAN VLK ISD I&S	20	0	90
VAN VLK ISD M&O	20	0	90
DRAIN 1	20	0	90
COASTAL PLAINS	20	0	90
COUNTY	20	0	90
HOSPITAL	20	0	90

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](https://www.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	190	230	Lease: 810 Type: REAL Owner #: 706625
C & R	190	230	Legal: COBB, F G -B-
VAN VLK ISD I&S	190	230	URBAN OIL & GAS GROU
VAN VLK ISD M&O	190	230	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	190	230	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	190	230	
COUNTY	190	230	.000156 Royalty Interest
HOSPITAL	190	230	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$230 in 2023 as compared to \$180 in 2018 is a 27.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	190	0	230
C & R	190	0	230
VAN VLK ISD I&S	190	0	230
VAN VLK ISD M&O	190	0	230
DRAIN 1	190	0	230
COASTAL PLAINS	190	0	230
COUNTY	190	0	230
HOSPITAL	190	0	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	60	80	Lease: 10382 Type: REAL Owner #: 706625
HOSPITAL	60	80	Legal: COBB F G -B-
VAN VLK ISD I&S	60	80	URBAN OIL & GAS GROU
VAN VLK ISD M&O	60	80	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	60	80	RRC 24446
PORT OF BAY CTY	60	80	
DRAIN 1	60	80	.000156 Royalty Interest
C & R	60	80	Category: G1
			Railroad #: 24446
HB1984: The Appraised value of \$80 in 2023 as compared to \$20 in 2018 is a 300.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	80
HOSPITAL	60	0	80
VAN VLK ISD I&S	60	0	80
VAN VLK ISD M&O	60	0	80
COASTAL PLAINS	60	0	80
PORT OF BAY CTY	60	0	80
DRAIN 1	60	0	80
C & R	60	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	50	90	Lease: 10383 Type: REAL Owner #: 706625
HOSPITAL	50	90	Legal: COBB F G -A-
VAN VLK ISD I&S	50	90	URBAN OIL & GAS GROU
VAN VLK ISD M&O	50	90	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	50	90	RRC 24389
PORT OF BAY CTY	50	90	
DRAIN 1	50	90	.000156 Royalty Interest
C & R	50	90	Category: G1
			Railroad #: 24389
HB1984: The Appraised value of \$90 in 2023 as compared to \$40 in 2018 is a 125.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	50	0	90
HOSPITAL	50	0	90
VAN VLK ISD I&S	50	0	90
VAN VLK ISD M&O	50	0	90
COASTAL PLAINS	50	0	90
PORT OF BAY CTY	50	0	90
DRAIN 1	50	0	90
C & R	50	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	10	30	Lease: 10762 Type: REAL	Owner #: 706625	
HOSPITAL	10	30	Legal: COBB F G -B- W#45		
VAN VLK ISD I&S	10	30	URBAN OIL & GAS GROU		
VAN VLK ISD M&O	10	30	AB 22 CUMMINS MARIA #35		
COASTAL PLAINS	10	30	RRC #25806		
PORT OF BAY CTY	10	30			
DRAIN 1	10	30	.000156 Royalty Interest		
C & R	10	30	Category: G1		
			Railroad #: 25806		
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)		
COUNTY	10	0	30		
HOSPITAL	10	0	30		
VAN VLK ISD I&S	10	0	30		
VAN VLK ISD M&O	10	0	30		
COASTAL PLAINS	10	0	30		
PORT OF BAY CTY	10	0	30		
DRAIN 1	10	0	30		
C & R	10	0	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	30	50	Lease: 10779 Type: REAL	Owner #: 706625	
HOSPITAL	30	50	Legal: COBB, F. G. 'B' W#35		
VAN VLK ISD I&S	30	50	URBAN OIL & GAS GROU		
VAN VLK ISD M&O	30	50	AB 22 CUMMINS MARIA SEC 35		
COASTAL PLAINS	30	50	RRC 26134		
PORT OF BAY CTY	30	50			
DRAIN 1	30	50	.000156 Royalty Interest		
C & R	30	50	Category: G1		
			Railroad #: 26134		
HB1984: The Appraised value of \$50 in 2023 as compared to \$10 in 2018 is a 400.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	30	0	50		
HOSPITAL	30	0	50		
VAN VLK ISD I&S	30	0	50		
VAN VLK ISD M&O	30	0	50		
COASTAL PLAINS	30	0	50		
PORT OF BAY CTY	30	0	50		
DRAIN 1	30	0	50		
C & R	30	0	50		

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	360	0	570		
C & R	360	0	570		
VAN VLK ISD I&S	360	0	570		
VAN VLK ISD M&O	360	0	570		
DRAIN 1	360	0	570		
COASTAL PLAINS	360	0	570		
COUNTY	360	0	570		
HOSPITAL	360	0	570		

