

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

OGM PARTNERS 1  
% KIRKWOOD & DARBY INC  
2601 SCOTT AVENUE SUITE 400  
FORT WORTH TX 76103



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: 708152 1075  
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	250	1,370	Lease: 790 Type: REAL Owner #: 708152
C & R	250	1,370	Legal: COBB, F G -A-
VAN VLK ISD I&S	250	1,370	URBAN OIL & GAS GROU
VAN VLK ISD M&O	250	1,370	AB 22 CUMMINS MARIA #35
DRAIN 1	250	1,370	RRC 20364
COASTAL PLAINS	250	1,370	Agent: 300
COUNTY	250	1,370	.002407 Royalty Interest
HOSPITAL	250	1,370	Category: G1
HB1984: The Appraised value of \$1,370 in 2023 as compared to \$870 in 2018 is a 57.47% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	250	0	1,370
C & R	250	0	1,370
VAN VLK ISD I&S	250	0	1,370
VAN VLK ISD M&O	250	0	1,370
DRAIN 1	250	0	1,370
COASTAL PLAINS	250	0	1,370
COUNTY	250	0	1,370
HOSPITAL	250	0	1,370

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	2,870	3,580	Lease: 810 Type: REAL Owner #: 708152
C & R	2,870	3,580	Legal: COBB, F G -B-
VAN VLK ISD I&S	2,870	3,580	URBAN OIL & GAS GROU
VAN VLK ISD M&O	2,870	3,580	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	2,870	3,580	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	2,870	3,580	Agent: 300
COUNTY	2,870	3,580	.002407 Royalty Interest
HOSPITAL	2,870	3,580	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$3,580 in 2023 as compared to \$2,780 in 2018 is a 28.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	2,870	0	3,580
C & R	2,870	0	3,580
VAN VLK ISD I&S	2,870	0	3,580
VAN VLK ISD M&O	2,870	0	3,580
DRAIN 1	2,870	0	3,580
COASTAL PLAINS	2,870	0	3,580
COUNTY	2,870	0	3,580
HOSPITAL	2,870	0	3,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	390	790	Lease: 2230 Type: REAL Owner #: 708152
C & R	390	790	Legal: JOHNSON, SALLIE #03L
VAN VLK ISD I&S	390	790	URBAN OIL & GAS GROU
VAN VLK ISD M&O	390	790	AB 22 CUMMINS MARIA #35
DRAIN 1	390	790	RRC 9495
COASTAL PLAINS	390	790	Agent: 300
COUNTY	390	790	.003487 Royalty Interest
HOSPITAL	390	790	Category: G1
			Railroad #: 9495
HB1984: The Appraised value of \$790 in 2023 as compared to \$260 in 2018 is a 203.85% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	390	0	790
C & R	390	0	790
VAN VLK ISD I&S	390	0	790
VAN VLK ISD M&O	390	0	790
DRAIN 1	390	0	790
COASTAL PLAINS	390	0	790
COUNTY	390	0	790
HOSPITAL	390	0	790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,190	1,620	Lease: 10240 Type: REAL Owner #: 708152
C & R	1,190	1,620	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	1,190	1,620	HILCORP ENERGY
VAN VLK ISD M&O	1,190	1,620	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	1,190	1,620	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	1,190	1,620	Agent: 300
HOSPITAL	1,190	1,620	.000205 Royalty Interest
COASTAL PLAINS	1,190	1,620	Category: G1
			Railroad #: 208139
HB1984: The Appraised value of \$1,620 in 2023 as compared to \$790 in 2018 is a 105.06% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,190	0	1,620
C & R	1,190	0	1,620
VAN VLK ISD I&S	1,190	0	1,620
VAN VLK ISD M&O	1,190	0	1,620
PORT OF BAY CTY	1,190	0	1,620
DRAIN 1	1,190	0	1,620
HOSPITAL	1,190	0	1,620
COASTAL PLAINS	1,190	0	1,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	860	1,160	Lease: 10382 Type: REAL Owner #: 708152
HOSPITAL	860	1,160	Legal: COBB F G -B-
VAN VLK ISD I&S	860	1,160	URBAN OIL & GAS GROU
VAN VLK ISD M&O	860	1,160	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	860	1,160	RRC 24446
PORT OF BAY CTY	860	1,160	
DRAIN 1	860	1,160	.002407 Royalty Interest Agent: 300
C & R	860	1,160	Category: G1
HB1984: The Appraised value of \$1,160 in 2023 as compared to \$290 in 2018 is a 300.00% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	860	0	1,160
HOSPITAL	860	0	1,160
VAN VLK ISD I&S	860	0	1,160
VAN VLK ISD M&O	860	0	1,160
COASTAL PLAINS	860	0	1,160
PORT OF BAY CTY	860	0	1,160
DRAIN 1	860	0	1,160
C & R	860	0	1,160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	750	1,340	Lease: 10383 Type: REAL Owner #: 708152
HOSPITAL	750	1,340	Legal: COBB F G -A-
VAN VLK ISD I&S	750	1,340	URBAN OIL & GAS GROU
VAN VLK ISD M&O	750	1,340	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	750	1,340	RRC 24389
PORT OF BAY CTY	750	1,340	
DRAIN 1	750	1,340	.002407 Royalty Interest Agent: 300
C & R	750	1,340	Category: G1
HB1984: The Appraised value of \$1,340 in 2023 as compared to \$600 in 2018 is a 123.33% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	750	0	1,340
HOSPITAL	750	0	1,340
VAN VLK ISD I&S	750	0	1,340
VAN VLK ISD M&O	750	0	1,340
COASTAL PLAINS	750	0	1,340
PORT OF BAY CTY	750	0	1,340
DRAIN 1	750	0	1,340
C & R	750	0	1,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	180	520	Lease: 10762 Type: REAL Owner #: 708152
HOSPITAL	180	520	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	180	520	URBAN OIL & GAS GROU
VAN VLK ISD M&O	180	520	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	180	520	RRC #25806
PORT OF BAY CTY	180	520	
DRAIN 1	180	520	.002407 Royalty Interest Agent: 300
C & R	180	520	Category: G1
HB1984: The Appraised value of \$520 in 2023 as compared to \$330 in 2018 is a 57.58% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	180	0	520
HOSPITAL	180	0	520
VAN VLK ISD I&S	180	0	520
VAN VLK ISD M&O	180	0	520
COASTAL PLAINS	180	0	520
PORT OF BAY CTY	180	0	520
DRAIN 1	180	0	520
C & R	180	0	520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	470	760	Lease: 10779 Type: REAL Owner #: 708152
HOSPITAL	470	760	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	470	760	URBAN OIL & GAS GROU
VAN VLK ISD M&O	470	760	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	470	760	RRC 26134
PORT OF BAY CTY	470	760	
DRAIN 1	470	760	.002406 Royalty Interest Agent: 300
C & R	470	760	Category: G1
HB1984: The Appraised value of \$760 in 2023 as compared to \$100 in 2018 is a 660.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	470	0	760
HOSPITAL	470	0	760
VAN VLK ISD I&S	470	0	760
VAN VLK ISD M&O	470	0	760
COASTAL PLAINS	470	0	760
PORT OF BAY CTY	470	0	760
DRAIN 1	470	0	760
C & R	470	0	760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		20	Lease: 10822 Type: REAL Owner #: 708152
HOSPITAL		20	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S		20	URBAN OIL & GAS
VAN VLK ISD M&O		20	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		20	RRC# 9465
PORT OF BAY CTY		20	
DRAIN 1		20	.002406 Royalty Interest Agent: 300
C & R		20	Category: G1
HB1984: The Appraised value of \$20 in 2023 as compared to \$30 in 2018 is a 33.33% decrease.			Railroad #: 9465
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	20
HOSPITAL	0	0	20
VAN VLK ISD I&S	0	0	20
VAN VLK ISD M&O	0	0	20
COASTAL PLAINS	0	0	20
PORT OF BAY CTY	0	0	20
DRAIN 1	0	0	20
C & R	0	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	50	60	Lease: 10861 Type: REAL Owner #: 708152
HOSPITAL	50	60	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	50	60	URBAN OIL & GAS
VAN VLK ISD M&O	50	60	AB 22 CUMMINS M
COASTAL PLAINS	50	60	RRC#290027
PORT OF BAY CTY	50	60	
DRAIN 1	50	60	.002406 Royalty Interest Agent: 300
C & R	50	60	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	50	0	60
HOSPITAL	50	0	60
VAN VLK ISD I&S	50	0	60
VAN VLK ISD M&O	50	0	60
COASTAL PLAINS	50	0	60
PORT OF BAY CTY	50	0	60
DRAIN 1	50	0	60
C & R	50	0	60

**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	7,010	0	11,220		
C & R	7,010	0	11,220		
VAN VLK ISD I&S	7,010	0	11,220		
VAN VLK ISD M&O	7,010	0	11,220		
DRAIN 1	7,010	0	11,220		
COASTAL PLAINS	7,010	0	11,220		
COUNTY	7,010	0	11,220		
HOSPITAL	7,010	0	11,220		

