

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  
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: 704378 521  
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	80,830	34,030	Lease: 10263 Type: REAL Owner #: 704378
HOSPITAL	80,830	34,030	Legal: LEWIS #1
BAY CTY ISD I&S	80,830	34,030	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	80,830	34,030	AB 9 BOWMAN & WILLIAMS
PORT OF BAY CTY	80,830	34,030	RRC 185153
DRAIN 1	80,830	34,030	
C & R	80,830	34,030	.062500 Royalty Interest
COASTAL PLAINS	80,830	34,030	Category: G1
HB1984: The Appraised value of \$34,030 in 2023 as compared to \$19,240 in 2018 is a 76.87% increase.			Railroad #: 185153
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80,830	0	34,030
HOSPITAL	80,830	0	34,030
BAY CTY ISD I&S	80,830	0	34,030
BAY CTY ISD M&O	80,830	0	34,030
PORT OF BAY CTY	80,830	0	34,030
DRAIN 1	80,830	0	34,030
C & R	80,830	0	34,030
COASTAL PLAINS	80,830	0	34,030

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	9,120	2,820	Lease: 10302 Type: REAL Owner #: 704378
HOSPITAL	9,120	2,820	Legal: LEWIS #2
BAY CTY ISD I&S	9,120	2,820	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	9,120	2,820	AB 9 BOWMAN & WILLIAMS
PORT OF BAY CTY	9,120	2,820	RRC 190214
DRAIN 1	9,120	2,820	
C & R	9,120	2,820	.062500 Royalty Interest
COASTAL PLAINS	9,120	2,820	Category: G1
			Railroad #: 190214
HB1984: The Appraised value of \$2,820 in 2023 as compared to \$1,030 in 2018 is a 173.79% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	9,120	0	2,820
HOSPITAL	9,120	0	2,820
BAY CTY ISD I&S	9,120	0	2,820
BAY CTY ISD M&O	9,120	0	2,820
PORT OF BAY CTY	9,120	0	2,820
DRAIN 1	9,120	0	2,820
C & R	9,120	0	2,820
COASTAL PLAINS	9,120	0	2,820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	30	Lease: 10383 Type: REAL Owner #: 704378
HOSPITAL	20	30	Legal: COBB F G -A-
VAN VLK ISD I&S G	20	30	URBAN OIL & GAS GROU
VAN VLK ISD M&O G	20	30	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	20	30	RRC 24389
PORT OF BAY CTY	20	30	
DRAIN 1	20	30	.000052 Override Royalty
C & R	20	30	Category: G1
			Railroad #: 24389
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$30 in 2023 as compared to \$10 in 2018 is a 200.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	30
HOSPITAL	20	0	30
VAN VLK ISD I&S	0	30	0
VAN VLK ISD M&O	0	30	0
COASTAL PLAINS	20	0	30
PORT OF BAY CTY	20	0	30
DRAIN 1	20	0	30
C & R	20	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,840	280	Lease: 10703 Type: REAL Owner #: 704378
HOSPITAL	2,840	280	Legal: LEWIS W3
BAY CTY ISD I&S	2,840	280	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	2,840	280	AB 9 J BOWMANS
COASTAL PLAINS	2,840	280	RRC 249847
PORT OF BAY CTY	2,840	280	
DRAIN 1	2,840	280	.062500 Royalty Interest
C & R	2,840	280	Category: G1
			Railroad #: 249847
HB1984: The Appraised value of \$280 in 2023 as compared to \$560 in 2018 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,840	0	280
HOSPITAL	2,840	0	280
BAY CTY ISD I&S	2,840	0	280
BAY CTY ISD M&O	2,840	0	280
COASTAL PLAINS	2,840	0	280
PORT OF BAY CTY	2,840	0	280
DRAIN 1	2,840	0	280
C & R	2,840	0	280

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	92,810	0	37,160		
HOSPITAL	92,810	0	37,160		
BAY CTY ISD I&S	92,790	0	37,130		
BAY CTY ISD M&O	92,790	0	37,130		
PORT OF BAY CTY	92,810	0	37,160		
DRAIN 1	92,810	0	37,160		
C & R	92,810	0	37,160		
COASTAL PLAINS	92,810	0	37,160		
VAN VLK ISD I&S	0	30	0		
VAN VLK ISD M&O	0	30	0		

