

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

MATTHES ANITA ISABELLE
631 RIDGEDALE DRIVE
RICHARDSON TX 75080



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: 712026 906
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	210	1,150	Lease: 790 Type: REAL Owner #: 712026
C & R	210	1,150	Legal: COBB, F G -A-
VAN VLK ISD I&S	210	1,150	URBAN OIL & GAS GROU
VAN VLK ISD M&O	210	1,150	AB 22 CUMMINS MARIA #35
DRAIN 1	210	1,150	RRC 20364
COASTAL PLAINS	210	1,150	
COUNTY	210	1,150	.002018 Royalty Interest
HOSPITAL	210	1,150	Category: G1
HB1984: The Appraised value of \$1,150 in 2023 as compared to \$730 in 2018 is a 57.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	210	0	1,150
C & R	210	0	1,150
VAN VLK ISD I&S	210	0	1,150
VAN VLK ISD M&O	210	0	1,150
DRAIN 1	210	0	1,150
COASTAL PLAINS	210	0	1,150
COUNTY	210	0	1,150
HOSPITAL	210	0	1,150

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	2,410	3,000	Lease: 810 Type: REAL Owner #: 712026
C & R	2,410	3,000	Legal: COBB, F G -B-
VAN VLK ISD I&S	2,410	3,000	URBAN OIL & GAS GROU
VAN VLK ISD M&O	2,410	3,000	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	2,410	3,000	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	2,410	3,000	
COUNTY	2,410	3,000	.002018 Royalty Interest
HOSPITAL	2,410	3,000	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$3,000 in 2023 as compared to \$2,330 in 2018 is a 28.76% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	2,410	0	3,000
C & R	2,410	0	3,000
VAN VLK ISD I&S	2,410	0	3,000
VAN VLK ISD M&O	2,410	0	3,000
DRAIN 1	2,410	0	3,000
COASTAL PLAINS	2,410	0	3,000
COUNTY	2,410	0	3,000
HOSPITAL	2,410	0	3,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	230	360	Lease: 940 Type: REAL Owner #: 712026
C & R	230	360	Legal: OHIO-SUN UNIT TR#2-B
TIDEHAVEN ISD G	230	360	ALLEGIAN T RESOURCES
DRAIN 2 G	230	360	AB 329 I&GN RR #1 UNIT 990100
COASTAL PLAINS	230	360	TRACT NAME: W D CORNELIUS
COUNTY	230	360	
HOSPITAL	230	360	.002604 Royalty Interest
			Category: G1
			Railroad #: 2996
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$360 in 2023 as compared to \$290 in 2018 is a 24.14% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	230	0	360
C & R	230	0	360
TIDEHAVEN ISD	0	360	0
DRAIN 2	0	360	0
COASTAL PLAINS	230	0	360
COUNTY	230	0	360
HOSPITAL	230	0	360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	880	300	Lease: 10360 Type: REAL Owner #: 712026
HOSPITAL	880	300	Legal: CORNELIUS L
BAY CTY ISD I&S	880	300	BLUEFIN RESOURCES
BAY CTY ISD M&O	880	300	AB 74 JC PEYTON SUR
COASTAL PLAINS	880	300	RRC 24381
PORT OF BAY CTY	880	300	
DRAIN 1	880	300	.004166 Royalty Interest
C & R	880	300	Category: G1
			Railroad #: 24381
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	880	0	300
HOSPITAL	880	0	300
BAY CTY ISD I&S	880	0	300
BAY CTY ISD M&O	880	0	300
COASTAL PLAINS	880	0	300
PORT OF BAY CTY	880	0	300
DRAIN 1	880	0	300
C & R	880	0	300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	720	980	Lease: 10382 Type: REAL Owner #: 712026
HOSPITAL	720	980	Legal: COBB F G -B-
VAN VLK ISD I&S	720	980	URBAN OIL & GAS GROU
VAN VLK ISD M&O	720	980	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	720	980	RRC 24446
PORT OF BAY CTY	720	980	
DRAIN 1	720	980	.002018 Royalty Interest
C & R	720	980	Category: G1
HB1984: The Appraised value of \$980 in 2023 as compared to \$240 in 2018 is a 308.33% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	720	0	980
HOSPITAL	720	0	980
VAN VLK ISD I&S	720	0	980
VAN VLK ISD M&O	720	0	980
COASTAL PLAINS	720	0	980
PORT OF BAY CTY	720	0	980
DRAIN 1	720	0	980
C & R	720	0	980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	630	1,120	Lease: 10383 Type: REAL Owner #: 712026
HOSPITAL	630	1,120	Legal: COBB F G -A-
VAN VLK ISD I&S	630	1,120	URBAN OIL & GAS GROU
VAN VLK ISD M&O	630	1,120	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	630	1,120	RRC 24389
PORT OF BAY CTY	630	1,120	
DRAIN 1	630	1,120	.002018 Royalty Interest
C & R	630	1,120	Category: G1
HB1984: The Appraised value of \$1,120 in 2023 as compared to \$510 in 2018 is a 119.61% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	630	0	1,120
HOSPITAL	630	0	1,120
VAN VLK ISD I&S	630	0	1,120
VAN VLK ISD M&O	630	0	1,120
COASTAL PLAINS	630	0	1,120
PORT OF BAY CTY	630	0	1,120
DRAIN 1	630	0	1,120
C & R	630	0	1,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	340	3,240	Lease: 10525 Type: REAL Owner #: 712026
HOSPITAL	340	3,240	Legal: CORNELIUS L #10
BAY CTY ISD I&S	340	3,240	BLUEFIN RESOURCES
BAY CTY ISD M&O	340	3,240	AB 74 J C PEYTON
COASTAL PLAINS	340	3,240	RRC 242041
PORT OF BAY CTY	340	3,240	
DRAIN 1	340	3,240	.004166 Royalty Interest
C & R	340	3,240	Category: G1
No 2018 Hist			Railroad #: 242041
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	340	0	3,240
HOSPITAL	340	0	3,240
BAY CTY ISD I&S	340	0	3,240
BAY CTY ISD M&O	340	0	3,240
COASTAL PLAINS	340	0	3,240
PORT OF BAY CTY	340	0	3,240
DRAIN 1	340	0	3,240
C & R	340	0	3,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	150	440	Lease: 10762 Type: REAL Owner #: 712026
HOSPITAL	150	440	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	150	440	URBAN OIL & GAS GROU
VAN VLK ISD M&O	150	440	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	150	440	RRC #25806
PORT OF BAY CTY	150	440	
DRAIN 1	150	440	.002018 Royalty Interest
C & R	150	440	Category: G1
HB1984: The Appraised value of \$440 in 2023 as compared to \$280 in 2018 is a 57.14% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	150	0	440
HOSPITAL	150	0	440
VAN VLK ISD I&S	150	0	440
VAN VLK ISD M&O	150	0	440
COASTAL PLAINS	150	0	440
PORT OF BAY CTY	150	0	440
DRAIN 1	150	0	440
C & R	150	0	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	400	640	Lease: 10779 Type: REAL Owner #: 712026
HOSPITAL	400	640	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	400	640	URBAN OIL & GAS GROU
VAN VLK ISD M&O	400	640	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	400	640	RRC 26134
PORT OF BAY CTY	400	640	
DRAIN 1	400	640	.002018 Royalty Interest
C & R	400	640	Category: G1
HB1984: The Appraised value of \$640 in 2023 as compared to \$80 in 2018 is a 700.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	400	0	640
HOSPITAL	400	0	640
VAN VLK ISD I&S	400	0	640
VAN VLK ISD M&O	400	0	640
COASTAL PLAINS	400	0	640
PORT OF BAY CTY	400	0	640
DRAIN 1	400	0	640
C & R	400	0	640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10822 Type: REAL Owner #: 712026
HOSPITAL		10	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S		10	URBAN OIL & GAS
VAN VLK ISD M&O		10	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		10	RRC# 9465
PORT OF BAY CTY		10	
DRAIN 1		10	.002018 Royalty Interest
C & R		10	Category: G1
HB1984: The Appraised value of \$10 in 2023 as compared to \$30 in 2018 is a 66.67% decrease.			Railroad #: 9465
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	0	10
VAN VLK ISD M&O	0	0	10
COASTAL PLAINS	0	0	10
PORT OF BAY CTY	0	0	10
DRAIN 1	0	0	10
C & R	0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	50	50	Lease: 10861 Type: REAL	Owner #: 712026	
HOSPITAL	50	50	Legal: F.G. COBB -B- W#26		
VAN VLK ISD I&S	50	50	URBAN OIL & GAS		
VAN VLK ISD M&O	50	50	AB 22 CUMMINS M		
COASTAL PLAINS	50	50	RRC#290027		
PORT OF BAY CTY	50	50			
DRAIN 1	50	50	.002018 Royalty Interest		
C & R	50	50	Category: G1		
No 2018 Hist			Railroad #: 290027		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	50	0	50		
HOSPITAL	50	0	50		
VAN VLK ISD I&S	50	0	50		
VAN VLK ISD M&O	50	0	50		
COASTAL PLAINS	50	0	50		
PORT OF BAY CTY	50	0	50		
DRAIN 1	50	0	50		
C & R	50	0	50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		30	Lease: 10880 Type: REAL	Owner #: 712026	
HOSPITAL		30	Legal: OHIO-SUN UNIT		
BAY CTY ISD I&S		30	ALLEGIANTE RESOURCES		
BAY CTY ISD M&O		30	AB 7 BETTS, J		
COASTAL PLAINS		30	RRC 293605		
PORT OF BAY CTY		30			
DRAIN 1		30	.000122 Royalty Interest		
C & R		30	Category: G1		
No 2018 Hist			Railroad #: 293605		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	0	0	30		
HOSPITAL	0	0	30		
BAY CTY ISD I&S	0	0	30		
BAY CTY ISD M&O	0	0	30		
COASTAL PLAINS	0	0	30		
PORT OF BAY CTY	0	0	30		
DRAIN 1	0	0	30		
C & R	0	0	30		

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	6,020	0	11,320		
C & R	6,020	0	11,320		
VAN VLK ISD I&S	4,570	0	7,390		
VAN VLK ISD M&O	4,570	0	7,390		
DRAIN 1	5,790	0	10,960		
COASTAL PLAINS	6,020	0	11,320		
COUNTY	6,020	0	11,320		
HOSPITAL	6,020	0	11,320		
TIDEHAVEN ISD	0	360	0		
DRAIN 2	0	360	0		
BAY CTY ISD I&S	1,220	0	3,570		
BAY CTY ISD M&O	1,220	0	3,570		

