

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

DAVIS CLEVELAND JR
PNC
777 TAYLOR STREET PH P1A
FORT WORTH TX 76102-4944



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: 13002 359
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	230	290	Lease: 810 Type: REAL Owner #: 13002
C & R	230	290	Legal: COBB, F G -B-
VAN VLK ISD I&S	230	290	URBAN OIL & GAS GROU
VAN VLK ISD M&O	230	290	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	230	290	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	230	290	
COUNTY	230	290	.000194 Royalty Interest
HOSPITAL	230	290	Category: G1
HB1984: The Appraised value of \$290 in 2023 as compared to \$220 in 2018 is a 31.82% increase.			Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	230	0	290
C & R	230	0	290
VAN VLK ISD I&S	230	0	290
VAN VLK ISD M&O	230	0	290
DRAIN 1	230	0	290
COASTAL PLAINS	230	0	290
COUNTY	230	0	290
HOSPITAL	230	0	290

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	330	440	Lease: 10240 Type: REAL Owner #: 13002
C & R	330	440	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	330	440	HILCORP ENERGY
VAN VLK ISD M&O	330	440	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	330	440	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	330	440	
HOSPITAL	330	440	.000056 Override Royalty
COASTAL PLAINS	330	440	Category: G1
HB1984: The Appraised value of \$440 in 2023 as compared to \$220 in 2018 is a 100.00% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	330	0	440
C & R	330	0	440
VAN VLK ISD I&S	330	0	440
VAN VLK ISD M&O	330	0	440
PORT OF BAY CTY	330	0	440
DRAIN 1	330	0	440
HOSPITAL	330	0	440
COASTAL PLAINS	330	0	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	70	90	Lease: 10382 Type: REAL Owner #: 13002
HOSPITAL	70	90	Legal: COBB F G -B-
VAN VLK ISD I&S	70	90	URBAN OIL & GAS GROU
VAN VLK ISD M&O	70	90	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	70	90	RRC 24446
PORT OF BAY CTY	70	90	
DRAIN 1	70	90	.000194 Royalty Interest
C & R	70	90	Category: G1
HB1984: The Appraised value of \$90 in 2023 as compared to \$20 in 2018 is a 350.00% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	70	0	90
HOSPITAL	70	0	90
VAN VLK ISD I&S	70	0	90
VAN VLK ISD M&O	70	0	90
COASTAL PLAINS	70	0	90
PORT OF BAY CTY	70	0	90
DRAIN 1	70	0	90
C & R	70	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	40	Lease: 10762 Type: REAL Owner #: 13002
HOSPITAL	10	40	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	10	40	URBAN OIL & GAS GROU
VAN VLK ISD M&O	10	40	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	10	40	RRC #25806
PORT OF BAY CTY	10	40	
DRAIN 1	10	40	.000194 Royalty Interest
C & R	10	40	Category: G1
HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	40
HOSPITAL	10	0	40
VAN VLK ISD I&S	10	0	40
VAN VLK ISD M&O	10	0	40
COASTAL PLAINS	10	0	40
PORT OF BAY CTY	10	0	40
DRAIN 1	10	0	40
C & R	10	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	40	60	Lease: 10779 Type: REAL Owner #: 13002
HOSPITAL	40	60	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	40	60	URBAN OIL & GAS GROU
VAN VLK ISD M&O	40	60	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	40	60	RRC 26134
PORT OF BAY CTY	40	60	
DRAIN 1	40	60	.000194 Royalty Interest
C & R	40	60	Category: G1
HB1984: The Appraised value of \$60 in 2023 as compared to \$10 in 2018 is a 500.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	60
HOSPITAL	40	0	60
VAN VLK ISD I&S	40	0	60
VAN VLK ISD M&O	40	0	60
COASTAL PLAINS	40	0	60
PORT OF BAY CTY	40	0	60
DRAIN 1	40	0	60
C & R	40	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	680	0	920
C & R	680	0	920
VAN VLK ISD I&S	680	0	920
VAN VLK ISD M&O	680	0	920
DRAIN 1	680	0	920
COASTAL PLAINS	680	0	920
COUNTY	680	0	920
HOSPITAL	680	0	920

