

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

BERNSTEIN JILL WALLEN
6 BROOK CT
SUMMIT NJ 07901-2403



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: 4155 128
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	480	740	Lease: 630 Type: REAL Owner #: 4155
C & R	480	740	Legal: OHIO-SUN UNIT TR#1-A
TIDEHAVEN ISD	480	740	ALLEGIAN T RESOURCES
DRAIN 2	480	740	AB 229 I & GN UNIT 990100
COASTAL PLAINS	480	740	TRACT NAME: J C CARLSON ET AL
COUNTY	480	740	
HOSPITAL	480	740	.001041 Royalty Interest
HB1984: The Appraised value of \$740 in 2023 as compared to \$600 in 2018 is a 23.33% increase.			Category: G1 Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	480	0	740
C & R	480	0	740
TIDEHAVEN ISD	480	0	740
DRAIN 2	480	0	740
COASTAL PLAINS	480	0	740
COUNTY	480	0	740
HOSPITAL	480	0	740

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 HOSPITAL BAY CTY ISD I&S G BAY CTY ISD M&O G COASTAL PLAINS PORT OF BAY CTY DRAIN 1 G C & R Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist		60 60 60 60 60 60 60	Lease: 10880 Type: REAL Owner #: 4155 Legal: OHIO-SUN UNIT ALLEGIANT RESOURCES AB 7 BETTS, J RRC 293605 .000254 Royalty Interest Category: G1 Railroad #: 293605
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	0 0 0 0 0 0 0 0	0 0 60 60 0 0 60 0	60 60 0 0 60 60 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 C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1	480 480 480 480 480 480 480 0 0 0	0 0 0 0 0 0 0 60 60 60	800 800 740 740 800 800 800 0 0 0