

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

FIDELITY INVESTMENTS CHARITABL
100 NEW MILLENNIUM WAY
MAILZONE NM43A
DURHAM NC 27709



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: 712509 484
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	3,310	17,890	Lease: 790 Type: REAL Owner #: 712509
C & R	3,310	17,890	Legal: COBB, F G -A-
VAN VLK ISD I&S	3,310	17,890	URBAN OIL & GAS GROU
VAN VLK ISD M&O	3,310	17,890	AB 22 CUMMINS MARIA #35
DRAIN 1	3,310	17,890	RRC 20364
COASTAL PLAINS	3,310	17,890	
COUNTY	3,310	17,890	.031375 Royalty Interest
HOSPITAL	3,310	17,890	Category: G1
No 2018 Hist			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	3,310	0	17,890
C & R	3,310	0	17,890
VAN VLK ISD I&S	3,310	0	17,890
VAN VLK ISD M&O	3,310	0	17,890
DRAIN 1	3,310	0	17,890
COASTAL PLAINS	3,310	0	17,890
COUNTY	3,310	0	17,890
HOSPITAL	3,310	0	17,890

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 C & R VAN VLK ISD I&S VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL No 2018 Hist	35,550 35,550 35,550 35,550 35,550 35,550 35,550 35,550	44,330 44,330 44,330 44,330 44,330 44,330 44,330 44,330	Lease: 810 Type: REAL Owner #: 712509 Legal: COBB, F G -B- URBAN OIL & GAS GROU AB 22 & 267 CUMMINS-I & GN RR RRC 9470 9500 9504 20608 23919 .029827 Royalty Interest Category: G1 Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R VAN VLK ISD I&S VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	35,550 35,550 35,550 35,550 35,550 35,550 35,550 35,550	0 0 0 0 0 0 0 0	44,330 44,330 44,330 44,330 44,330 44,330 44,330 44,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL VAN VLK ISD I&S VAN VLK ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R No 2018 Hist	10,610 10,610 10,610 10,610 10,610 10,610 10,610 10,610	14,420 14,420 14,420 14,420 14,420 14,420 14,420 14,420	Lease: 10382 Type: REAL Owner #: 712509 Legal: COBB F G -B- URBAN OIL & GAS GROU AB 22 CUMMINS MARIA #35 RRC 24446 .029827 Royalty Interest Category: G1 Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL VAN VLK ISD I&S VAN VLK ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	10,610 10,610 10,610 10,610 10,610 10,610 10,610 10,610	0 0 0 0 0 0 0 0	14,420 14,420 14,420 14,420 14,420 14,420 14,420 14,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL VAN VLK ISD I&S VAN VLK ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R HB1984: The Appraised value of \$17,420 in 2023 as compared to \$7,840 in 2018 is a 122.19% increase.	9,720 9,720 9,720 9,720 9,720 9,720 9,720 9,720	17,420 17,420 17,420 17,420 17,420 17,420 17,420 17,420	Lease: 10383 Type: REAL Owner #: 712509 Legal: COBB F G -A- URBAN OIL & GAS GROU AB 22 CUMMINS MARIA #35 RRC 24389 .031375 Royalty Interest Category: G1 Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL VAN VLK ISD I&S VAN VLK ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	9,720 9,720 9,720 9,720 9,720 9,720 9,720 9,720	0 0 0 0 0 0 0 0	17,420 17,420 17,420 17,420 17,420 17,420 17,420 17,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,210	6,480	Lease: 10762 Type: REAL Owner #: 712509
HOSPITAL	2,210	6,480	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	2,210	6,480	URBAN OIL & GAS GROU
VAN VLK ISD M&O	2,210	6,480	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	2,210	6,480	RRC #25806
PORT OF BAY CTY	2,210	6,480	
DRAIN 1	2,210	6,480	.029827 Royalty Interest
C & R	2,210	6,480	Category: G1
No 2018 Hist			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,210	0	6,480
HOSPITAL	2,210	0	6,480
VAN VLK ISD I&S	2,210	0	6,480
VAN VLK ISD M&O	2,210	0	6,480
COASTAL PLAINS	2,210	0	6,480
PORT OF BAY CTY	2,210	0	6,480
DRAIN 1	2,210	0	6,480
C & R	2,210	0	6,480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	5,870	9,420	Lease: 10779 Type: REAL Owner #: 712509
HOSPITAL	5,870	9,420	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	5,870	9,420	URBAN OIL & GAS GROU
VAN VLK ISD M&O	5,870	9,420	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	5,870	9,420	RRC 26134
PORT OF BAY CTY	5,870	9,420	
DRAIN 1	5,870	9,420	.029827 Royalty Interest
C & R	5,870	9,420	Category: G1
No 2018 Hist			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,870	0	9,420
HOSPITAL	5,870	0	9,420
VAN VLK ISD I&S	5,870	0	9,420
VAN VLK ISD M&O	5,870	0	9,420
COASTAL PLAINS	5,870	0	9,420
PORT OF BAY CTY	5,870	0	9,420
DRAIN 1	5,870	0	9,420
C & R	5,870	0	9,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		180	Lease: 10822 Type: REAL Owner #: 712509
HOSPITAL		180	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S		180	URBAN OIL & GAS
VAN VLK ISD M&O		180	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		180	RRC# 9465
PORT OF BAY CTY		180	
DRAIN 1		180	.029827 Royalty Interest
C & R		180	Category: G1
HB1984: The Appraised value of \$180 in 2023 as compared to \$400 in 2018 is a 55.00% decrease.			Railroad #: 9465
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	180
HOSPITAL	0	0	180
VAN VLK ISD I&S	0	0	180
VAN VLK ISD M&O	0	0	180
COASTAL PLAINS	0	0	180
PORT OF BAY CTY	0	0	180
DRAIN 1	0	0	180
C & R	0	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		680	800	Lease: 10861	Type: REAL Owner #: 712509
HOSPITAL		680	800	Legal: F.G. COBB -B- W#26	
VAN VLK ISD I&S		680	800	URBAN OIL & GAS	
VAN VLK ISD M&O		680	800	AB 22 CUMMINS M	
COASTAL PLAINS		680	800	RRC#290027	
PORT OF BAY CTY		680	800		
DRAIN 1		680	800	.029827 Royalty Interest	
C & R		680	800	Category: G1	
	No 2018 Hist			Railroad #: 290027	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	680	0	800		
HOSPITAL	680	0	800		
VAN VLK ISD I&S	680	0	800		
VAN VLK ISD M&O	680	0	800		
COASTAL PLAINS	680	0	800		
PORT OF BAY CTY	680	0	800		
DRAIN 1	680	0	800		
C & R	680	0	800		

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	67,950	0	110,940		
C & R	67,950	0	110,940		
VAN VLK ISD I&S	67,950	0	110,940		
VAN VLK ISD M&O	67,950	0	110,940		
DRAIN 1	67,950	0	110,940		
COASTAL PLAINS	67,950	0	110,940		
COUNTY	67,950	0	110,940		
HOSPITAL	67,950	0	110,940		