

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

DORSEY JOHN FREDERICK  
1909 CRESTLAND ST  
ANN ARBOR MI 48104-6333



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: 709160 402  
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	320	900	Lease: 4725 Type: REAL Owner #: 709160
C & R	320	900	Legal: WATSON F M TRUST ET AL "B"
VAN VLK ISD I&S	320	900	ATLAS OPERATING LLC
VAN VLK ISD M&O	320	900	AB 66 M B NUCKOLS SUR
DRAIN 1	320	900	RRC 94134
COASTAL PLAINS	320	900	
COUNTY	320	900	.001401 Royalty Interest
HOSPITAL	320	900	Category: G1
HB1984: The Appraised value of \$900 in 2023 as compared to \$490 in 2018 is a 83.67% increase.			Railroad #: 94134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	320	0	900
C & R	320	0	900
VAN VLK ISD I&S	320	0	900
VAN VLK ISD M&O	320	0	900
DRAIN 1	320	0	900
COASTAL PLAINS	320	0	900
COUNTY	320	0	900
HOSPITAL	320	0	900

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	220	290	Lease: 10240 Type: REAL Owner #: 709160
C & R	220	290	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	220	290	HILCORP ENERGY
VAN VLK ISD M&O	220	290	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	220	290	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	220	290	
HOSPITAL	220	290	.000037 Royalty Interest
COASTAL PLAINS	220	290	Category: G1
HB1984: The Appraised value of \$290 in 2023 as compared to \$140 in 2018 is a 107.14% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	220	0	290
C & R	220	0	290
VAN VLK ISD I&S	220	0	290
VAN VLK ISD M&O	220	0	290
PORT OF BAY CTY	220	0	290
DRAIN 1	220	0	290
HOSPITAL	220	0	290
COASTAL PLAINS	220	0	290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	60	80	Lease: 10240 Type: REAL Owner #: 709160
C & R	60	80	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	60	80	HILCORP ENERGY
VAN VLK ISD M&O	60	80	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	60	80	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	60	80	
HOSPITAL	60	80	.000010 Override Royalty
COASTAL PLAINS	60	80	Category: G1
HB1984: The Appraised value of \$80 in 2023 as compared to \$40 in 2018 is a 100.00% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	80
C & R	60	0	80
VAN VLK ISD I&S	60	0	80
VAN VLK ISD M&O	60	0	80
PORT OF BAY CTY	60	0	80
DRAIN 1	60	0	80
HOSPITAL	60	0	80
COASTAL PLAINS	60	0	80

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	600	0	1,270		
C & R	600	0	1,270		
VAN VLK ISD I&S	600	0	1,270		
VAN VLK ISD M&O	600	0	1,270		
DRAIN 1	600	0	1,270		
COASTAL PLAINS	600	0	1,270		
COUNTY	600	0	1,270		
HOSPITAL	600	0	1,270		