

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

TORNQUIST JOHN A & PHYLLIS
6109 SAXONY RD
EDINA MN 55436-1239



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: 56782 1505
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	3,420	9,600	Lease: 4725 Type: REAL Owner #: 56782
C & R	3,420	9,600	Legal: WATSON F M TRUST ET AL "B"
VAN VLK ISD I&S	3,420	9,600	ATLAS OPERATING LLC
VAN VLK ISD M&O	3,420	9,600	AB 66 M B NUCKOLS SUR
DRAIN 1	3,420	9,600	RRC 94134
COASTAL PLAINS	3,420	9,600	
COUNTY	3,420	9,600	.014920 Royalty Interest
HOSPITAL	3,420	9,600	Category: G1
HB1984: The Appraised value of \$9,600 in 2023 as compared to \$5,220 in 2018 is a 83.91% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	3,420	0	9,600
C & R	3,420	0	9,600
VAN VLK ISD I&S	3,420	0	9,600
VAN VLK ISD M&O	3,420	0	9,600
DRAIN 1	3,420	0	9,600
COASTAL PLAINS	3,420	0	9,600
COUNTY	3,420	0	9,600
HOSPITAL	3,420	0	9,600

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		430	590	Lease: 10240	Type: REAL Owner #: 56782
C & R		430	590	Legal: OLD OCEAN UNIT	
VAN VLK ISD I&S		430	590	HILCORP ENERGY	
VAN VLK ISD M&O		430	590	AB 3 BATTLE ETAL SUR AB 66 M B	
PORT OF BAY CTY		430	590	NUCHOLS SUR AB 76 POLLY & CHAN	
DRAIN 1		430	590		
HOSPITAL		430	590	.000074 Royalty Interest	
COASTAL PLAINS		430	590	Category: G1	
HB1984: The Appraised value of \$590 in 2023			as compared to \$280 in 2018	is a 110.71% increase.	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	430	0	590		
C & R	430	0	590		
VAN VLK ISD I&S	430	0	590		
VAN VLK ISD M&O	430	0	590		
PORT OF BAY CTY	430	0	590		
DRAIN 1	430	0	590		
HOSPITAL	430	0	590		
COASTAL PLAINS	430	0	590		

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	3,850	0	10,190		
C & R	3,850	0	10,190		
VAN VLK ISD I&S	3,850	0	10,190		
VAN VLK ISD M&O	3,850	0	10,190		
DRAIN 1	3,850	0	10,190		
COASTAL PLAINS	3,850	0	10,190		
COUNTY	3,850	0	10,190		
HOSPITAL	3,850	0	10,190		