

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

JFE ENTERPRISES LTD  
16723 N STATE HIGHWAY 108  
STEPHENVILLE TX 76401-6661



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: 707292 744  
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	1,550	2,410	Lease: 1160 Type: REAL Owner #: 707292
C & R	1,550	2,410	Legal: OHIO-SUN UNIT TR#7-G
BAY CTY ISD I&S	1,550	2,410	ALLEGIANTE RESOURCES
BAY CTY ISD M&O	1,550	2,410	AB 7 JACOB BETTS UNIT 990100
DRAIN 1	1,550	2,410	TRACT NAME: G D EVERETT A
COASTAL PLAINS	1,550	2,410	
COUNTY	1,550	2,410	.041667 Royalty Interest
HOSPITAL	1,550	2,410	Category: G1
HB1984: The Appraised value of \$2,410 in 2023 as compared to \$1,940 in 2018 is a 24.23% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,550	0	2,410
C & R	1,550	0	2,410
BAY CTY ISD I&S	1,550	0	2,410
BAY CTY ISD M&O	1,550	0	2,410
DRAIN 1	1,550	0	2,410
COASTAL PLAINS	1,550	0	2,410
COUNTY	1,550	0	2,410
HOSPITAL	1,550	0	2,410

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 BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	320 320 320 320 320 320 320 320	500 500 500 500 500 500 500 500	Lease: 1170 Type: REAL Owner #: 707292 Legal: OHIO-SUN UNIT TR#8-H ALLEGiant RESOURCES AB 7 JACOB BETTS UNIT 990100 TRACT NAME: G D EVERETT  .041667 Royalty Interest Category: G1 Railroad #: 2996
HB1984: The Appraised value of \$500 in 2023 as compared to \$410 in 2018 is a 21.95% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	320 320 320 320 320 320 320 320	0 0 0 0 0 0 0 0	500 500 500 500 500 500 500 500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	14,020 14,020 14,020 14,020 14,020 14,020 14,020 14,020	42,940 42,940 42,940 42,940 42,940 42,940 42,940 42,940	Lease: 10870 Type: REAL Owner #: 707292 Legal: EXPRESS W# 1 SQUARE MILE ENERGY AB 7 BETTS, J RRC# 291357  .005107 Royalty Interest Category: G1 Railroad #: 291357
No 2018 Hist			
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	14,020 14,020 14,020 14,020 14,020 14,020 14,020 14,020	0 0 0 0 0 0 0 0	42,940 42,940 42,940 42,940 42,940 42,940 42,940 42,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R		230 230 230 230 230 230 230 230	Lease: 10880 Type: REAL Owner #: 707292 Legal: OHIO-SUN UNIT ALLEGiant RESOURCES AB 7 BETTS, J RRC 293605  .000996 Royalty Interest Category: G1 Railroad #: 293605
No 2018 Hist			
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 0 0 0 0 0 0	230 230 230 230 230 230 230 230

**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	15,890	0	46,080		
C & R	15,890	0	46,080		
BAY CTY ISD I&S	15,890	0	46,080		
BAY CTY ISD M&O	15,890	0	46,080		
DRAIN 1	15,890	0	46,080		
COASTAL PLAINS	15,890	0	46,080		
COUNTY	15,890	0	46,080		
HOSPITAL	15,890	0	46,080		

