

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

LEATHERMAN KELLY M COALE
1302 WADE HAMPTON ST
BENBROOK TX 76126-3524



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: 709350 835
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	150	790	Lease: 790 Type: REAL Owner #: 709350
C & R	150	790	Legal: COBB, F G -A-
VAN VLK ISD I&S	150	790	URBAN OIL & GAS GROU
VAN VLK ISD M&O	150	790	AB 22 CUMMINS MARIA #35
DRAIN 1	150	790	RRC 20364
COASTAL PLAINS	150	790	
COUNTY	150	790	.001389 Royalty Interest
HOSPITAL	150	790	Category: G1
HB1984: The Appraised value of \$790 in 2023 as compared to \$500 in 2018 is a 58.00% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	150	0	790
C & R	150	0	790
VAN VLK ISD I&S	150	0	790
VAN VLK ISD M&O	150	0	790
DRAIN 1	150	0	790
COASTAL PLAINS	150	0	790
COUNTY	150	0	790
HOSPITAL	150	0	790

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	1,660 1,660 1,660 1,660 1,660 1,660 1,660 1,660	2,060 2,060 2,060 2,060 2,060 2,060 2,060 2,060	Lease: 810 Type: REAL Owner #: 709350 Legal: COBB, F G -B- URBAN OIL & GAS GROU AB 22 & 267 CUMMINS-I & GN RR RRC 9470 9500 9504 20608 23919 .001389 Royalty Interest Category: G1 Railroad #: 9470
HB1984: The Appraised value of \$2,060 in 2023 as compared to \$1,610 in 2018 is a 27.95% increase.			
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	1,660 1,660 1,660 1,660 1,660 1,660 1,660 1,660	0 0 0 0 0 0 0 0	2,060 2,060 2,060 2,060 2,060 2,060 2,060 2,060

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	490 490 490 490 490 490 490 490	670 670 670 670 670 670 670 670	Lease: 10382 Type: REAL Owner #: 709350 Legal: COBB F G -B- URBAN OIL & GAS GROU AB 22 CUMMINS MARIA #35 RRC 24446 .001389 Royalty Interest Category: G1 Railroad #: 24446
HB1984: The Appraised value of \$670 in 2023 as compared to \$170 in 2018 is a 294.12% increase.			
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	490 490 490 490 490 490 490 490	0 0 0 0 0 0 0 0	670 670 670 670 670 670 670 670

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	430 430 430 430 430 430 430 430	770 770 770 770 770 770 770 770	Lease: 10383 Type: REAL Owner #: 709350 Legal: COBB F G -A- URBAN OIL & GAS GROU AB 22 CUMMINS MARIA #35 RRC 24389 .001389 Royalty Interest Category: G1 Railroad #: 24389
HB1984: The Appraised value of \$770 in 2023 as compared to \$350 in 2018 is a 120.00% increase.			
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	430 430 430 430 430 430 430 430	0 0 0 0 0 0 0 0	770 770 770 770 770 770 770 770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	100	300	Lease: 10762 Type: REAL Owner #: 709350
HOSPITAL	100	300	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	100	300	URBAN OIL & GAS GROU
VAN VLK ISD M&O	100	300	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	100	300	RRC #25806
PORT OF BAY CTY	100	300	
DRAIN 1	100	300	.001389 Royalty Interest
C & R	100	300	Category: G1
HB1984: The Appraised value of \$300 in 2023 as compared to \$190 in 2018 is a 57.89% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	100	0	300
HOSPITAL	100	0	300
VAN VLK ISD I&S	100	0	300
VAN VLK ISD M&O	100	0	300
COASTAL PLAINS	100	0	300
PORT OF BAY CTY	100	0	300
DRAIN 1	100	0	300
C & R	100	0	300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	270	440	Lease: 10779 Type: REAL Owner #: 709350
HOSPITAL	270	440	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	270	440	URBAN OIL & GAS GROU
VAN VLK ISD M&O	270	440	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	270	440	RRC 26134
PORT OF BAY CTY	270	440	
DRAIN 1	270	440	.001389 Royalty Interest
C & R	270	440	Category: G1
HB1984: The Appraised value of \$440 in 2023 as compared to \$60 in 2018 is a 633.33% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	270	0	440
HOSPITAL	270	0	440
VAN VLK ISD I&S	270	0	440
VAN VLK ISD M&O	270	0	440
COASTAL PLAINS	270	0	440
PORT OF BAY CTY	270	0	440
DRAIN 1	270	0	440
C & R	270	0	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10822 Type: REAL Owner #: 709350
HOSPITAL		10	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S		10	URBAN OIL & GAS
VAN VLK ISD M&O		10	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		10	RRC# 9465
PORT OF BAY CTY		10	
DRAIN 1		10	.001389 Royalty Interest
C & R		10	Category: G1
HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.			Railroad #: 9465
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	10
HOSPITAL	0	0	10
VAN VLK ISD I&S	0	0	10
VAN VLK ISD M&O	0	0	10
COASTAL PLAINS	0	0	10
PORT OF BAY CTY	0	0	10
DRAIN 1	0	0	10
C & R	0	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		30	40	Lease: 10861	Type: REAL	Owner #: 709350
HOSPITAL		30	40	Legal: F.G. COBB -B- W#26		
VAN VLK ISD I&S		30	40	URBAN OIL & GAS		
VAN VLK ISD M&O		30	40	AB 22 CUMMINS M		
COASTAL PLAINS		30	40	RRC#290027		
PORT OF BAY CTY		30	40			
DRAIN 1		30	40	.001389 Royalty Interest		
C & R		30	40	Category: G1		
No 2018 Hist				Railroad #:	290027	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	30	0	40			
HOSPITAL	30	0	40			
VAN VLK ISD I&S	30	0	40			
VAN VLK ISD M&O	30	0	40			
COASTAL PLAINS	30	0	40			
PORT OF BAY CTY	30	0	40			
DRAIN 1	30	0	40			
C & R	30	0	40			

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	3,130	0	5,080		
C & R	3,130	0	5,080		
VAN VLK ISD I&S	3,130	0	5,080		
VAN VLK ISD M&O	3,130	0	5,080		
DRAIN 1	3,130	0	5,080		
COASTAL PLAINS	3,130	0	5,080		
COUNTY	3,130	0	5,080		
HOSPITAL	3,130	0	5,080		