

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

HAWKINS RANCH LTD
2020 AVENUE H
BAY CITY TX 77414-5121



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: 703633 627
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	3,790	4,560	Lease: 2520 Type: REAL Owner #: 703633
DRAIN 2	3,790	4,560	Legal: LEWIS, J C
TIDEHAVEN ISD	3,790	4,560	ATLAS OPERATING LLC
COUNTY	3,790	4,560	AB 18 C G COX SUR
C & R	3,790	4,560	RRC 160251
COASTAL PLAINS	3,790	4,560	
HOSPITAL	3,790	4,560	.078623 Royalty Interest
HB1984: The Appraised value of \$4,560 in 2023 as compared to \$11,400 in 2018 is a 60.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	3,790	0	4,560
DRAIN 2	3,790	0	4,560
TIDEHAVEN ISD	3,790	0	4,560
COUNTY	3,790	0	4,560
C & R	3,790	0	4,560
COASTAL PLAINS	3,790	0	4,560
HOSPITAL	3,790	0	4,560

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	2,520	3,920	Lease: 2750 Type: REAL Owner #: 703633
DRAIN 1	2,520	3,920	Legal: OHIO-SUN UNIT TR#11-L
BAY CTY ISD I&S	2,520	3,920	ALLEGiant RESOURCES
BAY CTY ISD M&O	2,520	3,920	AB 7 JACOB BETTS UNIT 990100
COUNTY	2,520	3,920	TRACT NAME: MCDONALD-WEST
C & R	2,520	3,920	
COASTAL PLAINS	2,520	3,920	.031250 Royalty Interest
HOSPITAL	2,520	3,920	Category: G1
HB1984: The Appraised value of \$3,920 in 2023 as compared to \$3,150 in 2018 is a 24.44% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	2,520	0	3,920
DRAIN 1	2,520	0	3,920
BAY CTY ISD I&S	2,520	0	3,920
BAY CTY ISD M&O	2,520	0	3,920
COUNTY	2,520	0	3,920
C & R	2,520	0	3,920
COASTAL PLAINS	2,520	0	3,920
HOSPITAL	2,520	0	3,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	9,020	14,050	Lease: 2760 Type: REAL Owner #: 703633
DRAIN 1	9,020	14,050	Legal: OHIO-SUN UNIT TR#5-E
BAY CTY ISD I&S	9,020	14,050	ALLEGiant RESOURCES
BAY CTY ISD M&O	9,020	14,050	AB 7 JACOB BETTS UNIT 990100
C & R	9,020	14,050	TRACT NAME: E L MCDONALD ACCT1
COASTAL PLAINS	9,020	14,050	
COUNTY	9,020	14,050	.031248 Royalty Interest
HOSPITAL	9,020	14,050	Category: G1
HB1984: The Appraised value of \$14,050 in 2023 as compared to \$11,290 in 2018 is a 24.45% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	9,020	0	14,050
DRAIN 1	9,020	0	14,050
BAY CTY ISD I&S	9,020	0	14,050
BAY CTY ISD M&O	9,020	0	14,050
C & R	9,020	0	14,050
COASTAL PLAINS	9,020	0	14,050
COUNTY	9,020	0	14,050
HOSPITAL	9,020	0	14,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	10,130	15,790	Lease: 2780 Type: REAL Owner #: 703633
DRAIN 1	10,130	15,790	Legal: OHIO-SUN UNIT TR#6-F
BAY CTY ISD I&S	10,130	15,790	ALLEGiant RESOURCES
BAY CTY ISD M&O	10,130	15,790	AB 7 JACOB BETTS UNIT 990100
COUNTY	10,130	15,790	TRACT NAME: E L MCDONALD ACCT2
C & R	10,130	15,790	
COASTAL PLAINS	10,130	15,790	.031248 Royalty Interest
HOSPITAL	10,130	15,790	Category: G1
HB1984: The Appraised value of \$15,790 in 2023 as compared to \$12,690 in 2018 is a 24.43% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	10,130	0	15,790
DRAIN 1	10,130	0	15,790
BAY CTY ISD I&S	10,130	0	15,790
BAY CTY ISD M&O	10,130	0	15,790
COUNTY	10,130	0	15,790
C & R	10,130	0	15,790
COASTAL PLAINS	10,130	0	15,790
HOSPITAL	10,130	0	15,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	22,520	68,370	Lease: 10278 Type: REAL Owner #: 703633
HOSPITAL	22,520	68,370	Legal: LEWIS SANTOS CU W#1
TIDEHAVEN ISD	22,520	68,370	ATLAS OPERATING LLC
PORT OF BAY CTY	22,520	68,370	AB 17 GBM COTTON SUR
DRAIN 2	22,520	68,370	RRC 188995
C & R	22,520	68,370	
COASTAL PLAINS	22,520	68,370	.087891 Royalty Interest
HB1984: The Appraised value of \$68,370 in 2023 as compared to \$53,670 in 2018 is a 27.39% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	22,520	0	68,370
HOSPITAL	22,520	0	68,370
TIDEHAVEN ISD	22,520	0	68,370
PORT OF BAY CTY	22,520	0	68,370
DRAIN 2	22,520	0	68,370
C & R	22,520	0	68,370
COASTAL PLAINS	22,520	0	68,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	24,840	31,590	Lease: 10514 Type: REAL Owner #: 703633
HOSPITAL	24,840	31,590	Legal: LEWIS J C "C" WELL #1
TIDEHAVEN ISD	24,840	31,590	ATLAS OPERATING LLC
PORT OF BAY CTY	24,840	31,590	AB 18 CG COX SURVEY
DRAIN 2	24,840	31,590	RRC 24940 217099
C & R	24,840	31,590	
COASTAL PLAINS	24,840	31,590	.074870 Royalty Interest
HB1984: The Appraised value of \$31,590 in 2023 as compared to \$9,500 in 2018 is a 232.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	24,840	0	31,590
HOSPITAL	24,840	0	31,590
TIDEHAVEN ISD	24,840	0	31,590
PORT OF BAY CTY	24,840	0	31,590
DRAIN 2	24,840	0	31,590
C & R	24,840	0	31,590
COASTAL PLAINS	24,840	0	31,590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,980	4,190	Lease: 10548 Type: REAL Owner #: 703633
HOSPITAL	1,980	4,190	Legal: LEWIS J C WELL #3
TIDEHAVEN ISD	1,980	4,190	ATLAS OPERATING LLC
COASTAL PLAINS	1,980	4,190	AB 18 CG CPX SURVEY
NAV #1	1,980	4,190	RRC 214657
DRAIN 3	1,980	4,190	
SEAWALL	1,980	4,190	.078622 Royalty Interest
HB1984: The Appraised value of \$4,190 in 2023 as compared to \$4,920 in 2018 is a 14.84% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,980	0	4,190
HOSPITAL	1,980	0	4,190
TIDEHAVEN ISD	1,980	0	4,190
COASTAL PLAINS	1,980	0	4,190
NAV #1	1,980	0	4,190
DRAIN 3	1,980	0	4,190
SEAWALL	1,980	0	4,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,000	260	Lease: 10781 Type: REAL Owner #: 703633
HOSPITAL	3,000	260	Legal: BUCKEYE RANCH UNIT W#1H
TIDEHAVEN ISD	3,000	260	SHOCO PRODUCTION LLC
COASTAL PLAINS	3,000	260	AB 18 C G COX
PORT OF BAY CTY	3,000	260	RRC 271146
DRAIN 2	3,000	260	
C & R	3,000	260	.079139 Royalty Interest
HB1984: The Appraised value of \$260 in 2023 as compared to \$2,260 in 2018 is a 88.50% decrease.			Category: G1
			Railroad #: 271146
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,000	0	260
HOSPITAL	3,000	0	260
TIDEHAVEN ISD	3,000	0	260
COASTAL PLAINS	3,000	0	260
PORT OF BAY CTY	3,000	0	260
DRAIN 2	3,000	0	260
C & R	3,000	0	260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	5,760	15,040	Lease: 10833 Type: REAL Owner #: 703633
HOSPITAL	5,760	15,040	Legal: BUCKEYE W#1
TIDEHAVEN ISD	5,760	15,040	KEBO OIL & GAS INC
COASTAL PLAINS	5,760	15,040	AB 55 KELLER JC
PORT OF BAY CTY	5,760	15,040	RRC# 27264
DRAIN 3	5,760	15,040	
C & R	5,760	15,040	.023438 Royalty Interest
HB1984: The Appraised value of \$15,040 in 2023 as compared to \$40,610 in 2018 is a 62.96% decrease.			Category: G1
			Railroad #: 27264
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,760	0	15,040
HOSPITAL	5,760	0	15,040
TIDEHAVEN ISD	5,760	0	15,040
COASTAL PLAINS	5,760	0	15,040
PORT OF BAY CTY	5,760	0	15,040
DRAIN 3	5,760	0	15,040
C & R	5,760	0	15,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		2,700	Lease: 10880 Type: REAL Owner #: 703633
HOSPITAL		2,700	Legal: OHIO-SUN UNIT
BAY CTY ISD I&S		2,700	ALLEGiant RESOURCES
BAY CTY ISD M&O		2,700	AB 7 BETTS, J
COASTAL PLAINS		2,700	RRC 293605
PORT OF BAY CTY		2,700	
DRAIN 1		2,700	.011526 Royalty Interest
C & R		2,700	Category: G1
No 2018 Hist			Railroad #: 293605
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	2,700
HOSPITAL	0	0	2,700
BAY CTY ISD I&S	0	0	2,700
BAY CTY ISD M&O	0	0	2,700
COASTAL PLAINS	0	0	2,700
PORT OF BAY CTY	0	0	2,700
DRAIN 1	0	0	2,700
C & R	0	0	2,700

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	81,580	0	156,280		
DRAIN 2	54,150	0	104,780		
TIDEHAVEN ISD	61,890	0	124,010		
COUNTY	83,560	0	160,470		
C & R	81,580	0	156,280		
COASTAL PLAINS	83,560	0	160,470		
HOSPITAL	83,560	0	160,470		
DRAIN 1	21,670	0	36,460		
BAY CTY ISD I&S	21,670	0	36,460		
BAY CTY ISD M&O	21,670	0	36,460		
NAV #1	1,980	0	4,190		
DRAIN 3	7,740	0	19,230		
SEAWALL	1,980	0	4,190		

