

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

CARR SHARON  
22415 CRESCENT COVE CT  
KATY TX 77494-2221



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: 706278 232  
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	610	70	Lease: 10247 Type: REAL Owner #: 706278
C & R	610	70	Legal: BASS #1
BAY CTY ISD I&S	610	70	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	610	70	AB 256 I & G N RR CO SUR
DRAIN 1	610	70	RRC 185846
COASTAL PLAINS	610	70	
COUNTY	610	70	.006608 Royalty Interest
HOSPITAL	610	70	Category: G1
HB1984: The Appraised value of \$70 in 2023 as compared to \$70 in 2018 is a .00% increase.			Railroad #: 185846
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	610	0	70
C & R	610	0	70
BAY CTY ISD I&S	610	0	70
BAY CTY ISD M&O	610	0	70
DRAIN 1	610	0	70
COASTAL PLAINS	610	0	70
COUNTY	610	0	70
HOSPITAL	610	0	70

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	3,700	1,490	Lease: 10625 Type: REAL Owner #: 706278
HOSPITAL	3,700	1,490	Legal: BASS GU W# 2
BAY CTY ISD I&S	3,700	1,490	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	3,700	1,490	AB 256 I&GN RR CO SEC 9 BLK 4
COASTAL PLAINS	3,700	1,490	RRC 229708
PORT OF BAY CTY	3,700	1,490	
DRAIN 1	3,700	1,490	.006608 Royalty Interest
C & R	3,700	1,490	Category: G1
HB1984: The Appraised value of \$1,490 in 2023 as compared to \$310 in 2018 is a 380.65% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,700	0	1,490
HOSPITAL	3,700	0	1,490
BAY CTY ISD I&S	3,700	0	1,490
BAY CTY ISD M&O	3,700	0	1,490
COASTAL PLAINS	3,700	0	1,490
PORT OF BAY CTY	3,700	0	1,490
DRAIN 1	3,700	0	1,490
C & R	3,700	0	1,490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,100	380	Lease: 10678 Type: REAL Owner #: 706278
HOSPITAL	1,100	380	Legal: BASS GU W#3
BAY CTY ISD I&S	1,100	380	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	1,100	380	AB 265 I&GN RR CO BLK 4 SEC 6
COASTAL PLAINS	1,100	380	RRC 245439
PORT OF BAY CTY	1,100	380	
DRAIN 1	1,100	380	.006608 Royalty Interest
C & R	1,100	380	Category: G1
HB1984: The Appraised value of \$380 in 2023 as compared to \$180 in 2018 is a 111.11% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,100	0	380
HOSPITAL	1,100	0	380
BAY CTY ISD I&S	1,100	0	380
BAY CTY ISD M&O	1,100	0	380
COASTAL PLAINS	1,100	0	380
PORT OF BAY CTY	1,100	0	380
DRAIN 1	1,100	0	380
C & R	1,100	0	380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	790	80	Lease: 10706 Type: REAL Owner #: 706278
HOSPITAL	790	80	Legal: BASS GU W5
BAY CTY ISD I&S	790	80	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	790	80	AB 256 I&GN RR SEC 9
COASTAL PLAINS	790	80	RRC 249824
PORT OF BAY CTY	790	80	
DRAIN 1	790	80	.006608 Royalty Interest
C & R	790	80	Category: G1
HB1984: The Appraised value of \$80 in 2023 as compared to \$310 in 2018 is a 74.19% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	790	0	80
HOSPITAL	790	0	80
BAY CTY ISD I&S	790	0	80
BAY CTY ISD M&O	790	0	80
COASTAL PLAINS	790	0	80
PORT OF BAY CTY	790	0	80
DRAIN 1	790	0	80
C & R	790	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	6,200	0	2,020		
C & R	6,200	0	2,020		
BAY CTY ISD I&S	6,200	0	2,020		
BAY CTY ISD M&O	6,200	0	2,020		
DRAIN 1	6,200	0	2,020		
COASTAL PLAINS	6,200	0	2,020		
COUNTY	6,200	0	2,020		
HOSPITAL	6,200	0	2,020		

