

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

YANKO SUSANNA  
1625 HARGORVE RD E APT 101  
TUSCALOOSA AL 35405



**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: 711290 1677

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	
COUNTY		1,760	1,010	Lease: 10828	Type: REAL      Owner #: 711290
HOSPITAL		1,760	1,010	Legal: HUEBNER PAULINE A-382 W# 3	
BAY CTY ISD I&S		1,760	1,010	NUPOWER ENERGY, LLC	
BAY CTY ISD M&O		1,760	1,010	AB 382 JAMES SILVEY	
COASTAL PLAINS		1,760	1,010	RRC 27148	
PORT OF BAY CTY		1,760	1,010		
DRAIN 1		1,760	1,010	.018090 Royalty Interest	
C & R		1,760	1,010	Category: G1	
				Railroad #:	27148
HB1984: The Appraised value of \$1,010 in 2023 as compared to \$2,810 in 2018 is a 64.06% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		1,760	0	1,010	
HOSPITAL		1,760	0	1,010	
BAY CTY ISD I&S		1,760	0	1,010	
BAY CTY ISD M&O		1,760	0	1,010	
COASTAL PLAINS		1,760	0	1,010	
PORT OF BAY CTY		1,760	0	1,010	
DRAIN 1		1,760	0	1,010	
C & R		1,760	0	1,010	

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](https://www.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	1,540	650	Lease: 10863 Type: REAL	Owner #: 711290	
HOSPITAL	1,540	650	Legal: HUEBNER W#2		
BAY CTY ISD I&S	1,540	650	KEBO OIL & GAS INC		
BAY CTY ISD M&O	1,540	650	AB 5 BERTRAND P		
COASTAL PLAINS	1,540	650	RRC# 27832		
PORT OF BAY CTY	1,540	650			
DRAIN 1	1,540	650	.019998 Royalty Interest		
C & R	1,540	650	Category: G1		
			Railroad #: 27832		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,540	0	650		
HOSPITAL	1,540	0	650		
BAY CTY ISD I&S	1,540	0	650		
BAY CTY ISD M&O	1,540	0	650		
COASTAL PLAINS	1,540	0	650		
PORT OF BAY CTY	1,540	0	650		
DRAIN 1	1,540	0	650		
C & R	1,540	0	650		

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	3,300	0	1,660		
HOSPITAL	3,300	0	1,660		
BAY CTY ISD I&S	3,300	0	1,660		
BAY CTY ISD M&O	3,300	0	1,660		
COASTAL PLAINS	3,300	0	1,660		
PORT OF BAY CTY	3,300	0	1,660		
DRAIN 1	3,300	0	1,660		
C & R	3,300	0	1,660		