

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

HUTCHISON R L BYPASS TRUST  
7011 FM 2609  
NACOGDOCHES TX 75965-4827



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: 28280 710  
  
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	300	10	Lease: 3236 Type: REAL Owner #: 28280
C & R	300	10	Legal: PETERSEN, RALPH ETAL #2
VAN VLK ISD I&S	300	10	HILCORP ENERGY COMP
VAN VLK ISD M&O	300	10	AB 6 BOSTWICK & BROTHERINGTON
PORT OF BAY CTY	300	10	RRC 80271
DRAIN 1	300	10	
COASTAL PLAINS	300	10	.001000 Override Royalty
HOSPITAL	300	10	Category: G1
HB1984: The Appraised value of \$10 in 2023 as compared to \$40 in 2018 is a 75.00% decrease.			Railroad #: 80271
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	300	0	10
C & R	300	0	10
VAN VLK ISD I&S	300	0	10
VAN VLK ISD M&O	300	0	10
PORT OF BAY CTY	300	0	10
DRAIN 1	300	0	10
COASTAL PLAINS	300	0	10
HOSPITAL	300	0	10

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	30	120	Lease: 3755 Type: REAL Owner #: 28280
C & R	30	120	Legal: SAVAGE, H S ETAL UNIT #2
VAN VLK ISD I&S	30	120	HILCORP ENERGY COMP
VAN VLK ISD M&O	30	120	AB 6 BOSTWICK & BROTHERINGTON
DRAIN 1	30	120	RRC 90149
COASTAL PLAINS	30	120	
COUNTY	30	120	.001000 Override Royalty
HOSPITAL	30	120	Category: G1
HB1984: The Appraised value of \$120 in 2023 as compared to \$40 in 2018 is a 200.00% increase.			Railroad #: 90149
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	30	0	120
C & R	30	0	120
VAN VLK ISD I&S	30	0	120
VAN VLK ISD M&O	30	0	120
DRAIN 1	30	0	120
COASTAL PLAINS	30	0	120
COUNTY	30	0	120
HOSPITAL	30	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	40	530	Lease: 4068 Type: REAL Owner #: 28280
C & R	40	530	Legal: SUMMERS, E L ETAL
VAN VLK ISD I&S	40	530	HILCORP ENERGY CORP
VAN VLK ISD M&O	40	530	AB 6 BOSTWICK & BROTHERINGTON
DRAIN 1	40	530	RRC 94833
COASTAL PLAINS	40	530	
COUNTY	40	530	.001000 Override Royalty
HOSPITAL	40	530	Category: G1
HB1984: The Appraised value of \$530 in 2023 as compared to \$60 in 2018 is a 783.33% increase.			Railroad #: 94833
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	40	0	530
C & R	40	0	530
VAN VLK ISD I&S	40	0	530
VAN VLK ISD M&O	40	0	530
DRAIN 1	40	0	530
COASTAL PLAINS	40	0	530
COUNTY	40	0	530
HOSPITAL	40	0	530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	60	Lease: 10370 Type: REAL Owner #: 28280
HOSPITAL	20	60	Legal: ALLEN C R WELL #1
VAN VLK ISD I&S	20	60	HILCORP ENERGY COMP
VAN VLK ISD M&O	20	60	AB 78 WILLIAM RABB SEC 45/46
COASTAL PLAINS	20	60	RRC 197034
PORT OF BAY CTY	20	60	
DRAIN 1	20	60	.000296 Override Royalty
C & R	20	60	Category: G1
HB1984: The Appraised value of \$60 in 2023 as compared to \$10 in 2018 is a 500.00% increase.			Railroad #: 197034
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	60
HOSPITAL	20	0	60
VAN VLK ISD I&S	20	0	60
VAN VLK ISD M&O	20	0	60
COASTAL PLAINS	20	0	60
PORT OF BAY CTY	20	0	60
DRAIN 1	20	0	60
C & R	20	0	60

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	390	0	720		
C & R	390	0	720		
VAN VLK ISD I&S	390	0	720		
VAN VLK ISD M&O	390	0	720		
PORT OF BAY CTY	390	0	720		
DRAIN 1	390	0	720		
COASTAL PLAINS	390	0	720		
HOSPITAL	390	0	720		

