

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

DOWNEY DURBIN G  
1733 S MAIN ST  
PRINCETON IL 61356



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: 711904 409  
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	320	900	Lease: 4725 Type: REAL Owner #: 711904
C & R	320	900	Legal: WATSON F M TRUST ET AL "B"
VAN VLK ISD I&S	320	900	ATLAS OPERATING LLC
VAN VLK ISD M&O	320	900	AB 66 M B NUCKOLS SUR
DRAIN 1	320	900	RRC 94134
COASTAL PLAINS	320	900	
COUNTY	320	900	.001402 Royalty Interest
HOSPITAL	320	900	Category: G1
HB1984: The Appraised value of \$900 in 2023 as compared to \$490 in 2018 is a 83.67% increase.			Railroad #: 94134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	320	0	900
C & R	320	0	900
VAN VLK ISD I&S	320	0	900
VAN VLK ISD M&O	320	0	900
DRAIN 1	320	0	900
COASTAL PLAINS	320	0	900
COUNTY	320	0	900
HOSPITAL	320	0	900

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	290	400	Lease: 10240 Type: REAL Owner #: 711904
C & R	290	400	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	290	400	HILCORP ENERGY
VAN VLK ISD M&O	290	400	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	290	400	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	290	400	
HOSPITAL	290	400	.000050 Royalty Interest
COASTAL PLAINS	290	400	Category: G1
HB1984: The Appraised value of \$400 in 2023 as compared to \$190 in 2018 is a 110.53% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	290	0	400
C & R	290	0	400
VAN VLK ISD I&S	290	0	400
VAN VLK ISD M&O	290	0	400
PORT OF BAY CTY	290	0	400
DRAIN 1	290	0	400
HOSPITAL	290	0	400
COASTAL PLAINS	290	0	400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	100	140	Lease: 10240 Type: REAL Owner #: 711904
C & R	100	140	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	100	140	HILCORP ENERGY
VAN VLK ISD M&O	100	140	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	100	140	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	100	140	
HOSPITAL	100	140	.000018 Override Royalty
COASTAL PLAINS	100	140	Category: G1
HB1984: The Appraised value of \$140 in 2023 as compared to \$70 in 2018 is a 100.00% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	100	0	140
C & R	100	0	140
VAN VLK ISD I&S	100	0	140
VAN VLK ISD M&O	100	0	140
PORT OF BAY CTY	100	0	140
DRAIN 1	100	0	140
HOSPITAL	100	0	140
COASTAL PLAINS	100	0	140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	210	380	Lease: 10497 Type: REAL Owner #: 711904
HOSPITAL	210	380	Legal: JOHNSON FOUNDATION
VAN VLK ISD I&S	210	380	SHOCO PRODUCTION LLC
VAN VLK ISD M&O	210	380	AB 40 F GEORGE SEC 31
COASTAL PLAINS	210	380	RRC 263244
PORT OF BAY CTY	210	380	
DRAIN 1	210	380	.000228 Royalty Interest
C & R	210	380	Category: G1
HB1984: The Appraised value of \$380 in 2023 as compared to \$20 in 2018 is a 1800.00% increase.			Railroad #: 263244
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	210	0	380
HOSPITAL	210	0	380
VAN VLK ISD I&S	210	0	380
VAN VLK ISD M&O	210	0	380
COASTAL PLAINS	210	0	380
PORT OF BAY CTY	210	0	380
DRAIN 1	210	0	380
C & R	210	0	380

**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	920	0	1,820		
C & R	920	0	1,820		
VAN VLK ISD I&S	920	0	1,820		
VAN VLK ISD M&O	920	0	1,820		
DRAIN 1	920	0	1,820		
COASTAL PLAINS	920	0	1,820		
COUNTY	920	0	1,820		
HOSPITAL	920	0	1,820		

