

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

GREEN SUZANNE COBB
720 6TH ST
BAY CITY TX 77414-4804



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: 21650 565
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	40	220	Lease: 790 Type: REAL Owner #: 21650
C & R	40	220	Legal: COBB, F G -A-
VAN VLK ISD I&S	40	220	URBAN OIL & GAS GROU
VAN VLK ISD M&O	40	220	AB 22 CUMMINS MARIA #35
DRAIN 1	40	220	RRC 20364
COASTAL PLAINS	40	220	
COUNTY	40	220	.000390 Royalty Interest
HOSPITAL	40	220	Category: G1
HB1984: The Appraised value of \$220 in 2023 as compared to \$140 in 2018 is a 57.14% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	40	0	220
C & R	40	0	220
VAN VLK ISD I&S	40	0	220
VAN VLK ISD M&O	40	0	220
DRAIN 1	40	0	220
COASTAL PLAINS	40	0	220
COUNTY	40	0	220
HOSPITAL	40	0	220

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	470	580	Lease: 810 Type: REAL Owner #: 21650
C & R	470	580	Legal: COBB, F G -B-
VAN VLK ISD I&S	470	580	URBAN OIL & GAS GROU
VAN VLK ISD M&O	470	580	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	470	580	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	470	580	
COUNTY	470	580	.000391 Royalty Interest
HOSPITAL	470	580	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$580 in 2023 as compared to \$450 in 2018 is a 28.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	470	0	580
C & R	470	0	580
VAN VLK ISD I&S	470	0	580
VAN VLK ISD M&O	470	0	580
DRAIN 1	470	0	580
COASTAL PLAINS	470	0	580
COUNTY	470	0	580
HOSPITAL	470	0	580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	140	190	Lease: 10382 Type: REAL Owner #: 21650
HOSPITAL	140	190	Legal: COBB F G -B-
VAN VLK ISD I&S	140	190	URBAN OIL & GAS GROU
VAN VLK ISD M&O	140	190	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	140	190	RRC 24446
PORT OF BAY CTY	140	190	
DRAIN 1	140	190	.000391 Royalty Interest
C & R	140	190	Category: G1
			Railroad #: 24446
HB1984: The Appraised value of \$190 in 2023 as compared to \$50 in 2018 is a 280.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	140	0	190
HOSPITAL	140	0	190
VAN VLK ISD I&S	140	0	190
VAN VLK ISD M&O	140	0	190
COASTAL PLAINS	140	0	190
PORT OF BAY CTY	140	0	190
DRAIN 1	140	0	190
C & R	140	0	190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	120	220	Lease: 10383 Type: REAL Owner #: 21650
HOSPITAL	120	220	Legal: COBB F G -A-
VAN VLK ISD I&S	120	220	URBAN OIL & GAS GROU
VAN VLK ISD M&O	120	220	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	120	220	RRC 24389
PORT OF BAY CTY	120	220	
DRAIN 1	120	220	.000391 Royalty Interest
C & R	120	220	Category: G1
			Railroad #: 24389
HB1984: The Appraised value of \$220 in 2023 as compared to \$100 in 2018 is a 120.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	120	0	220
HOSPITAL	120	0	220
VAN VLK ISD I&S	120	0	220
VAN VLK ISD M&O	120	0	220
COASTAL PLAINS	120	0	220
PORT OF BAY CTY	120	0	220
DRAIN 1	120	0	220
C & R	120	0	220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	30	90	Lease: 10762 Type: REAL Owner #: 21650
HOSPITAL	30	90	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	30	90	URBAN OIL & GAS GROU
VAN VLK ISD M&O	30	90	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	30	90	RRC #25806
PORT OF BAY CTY	30	90	
DRAIN 1	30	90	.000391 Royalty Interest
C & R	30	90	Category: G1
HB1984: The Appraised value of \$90 in 2023 as compared to \$50 in 2018 is a 80.00% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	30	0	90
HOSPITAL	30	0	90
VAN VLK ISD I&S	30	0	90
VAN VLK ISD M&O	30	0	90
COASTAL PLAINS	30	0	90
PORT OF BAY CTY	30	0	90
DRAIN 1	30	0	90
C & R	30	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	80	120	Lease: 10779 Type: REAL Owner #: 21650
HOSPITAL	80	120	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	80	120	URBAN OIL & GAS GROU
VAN VLK ISD M&O	80	120	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	80	120	RRC 26134
PORT OF BAY CTY	80	120	
DRAIN 1	80	120	.000391 Royalty Interest
C & R	80	120	Category: G1
HB1984: The Appraised value of \$120 in 2023 as compared to \$20 in 2018 is a 500.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	120
HOSPITAL	80	0	120
VAN VLK ISD I&S	80	0	120
VAN VLK ISD M&O	80	0	120
COASTAL PLAINS	80	0	120
PORT OF BAY CTY	80	0	120
DRAIN 1	80	0	120
C & R	80	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	166,910	316,960	Lease: 10856 Type: REAL Owner #: 21650
HOSPITAL	166,910	316,960	Legal: GREEN W#1
PALACIOS ISD	166,910	316,960	HILCORP ENERGY COMP
COASTAL PLAINS	166,910	316,960	AB 145 DEMOSS L
NAV #1	166,910	316,960	RRC# 288489
DRAIN 3	166,910	316,960	
SEAWALL	166,910	316,960	.006129 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 288489
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	166,910	0	316,960
HOSPITAL	166,910	0	316,960
PALACIOS ISD	166,910	0	316,960
COASTAL PLAINS	166,910	0	316,960
NAV #1	166,910	0	316,960
DRAIN 3	166,910	0	316,960
SEAWALL	166,910	0	316,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	10	10	Lease: 10861 Type: REAL	Owner #: 21650	
HOSPITAL	10	10	Legal: F.G. COBB -B- W#26		
VAN VLK ISD I&S	10	10	URBAN OIL & GAS		
VAN VLK ISD M&O	10	10	AB 22 CUMMINS M		
COASTAL PLAINS	10	10	RRC#290027		
PORT OF BAY CTY	10	10			
DRAIN 1	10	10	.000391 Royalty Interest		
C & R	10	10	Category: G1		
No 2018 Hist			Railroad #: 290027		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	10	0	10		
HOSPITAL	10	0	10		
VAN VLK ISD I&S	10	0	10		
VAN VLK ISD M&O	10	0	10		
COASTAL PLAINS	10	0	10		
PORT OF BAY CTY	10	0	10		
DRAIN 1	10	0	10		
C & R	10	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	122,140	187,570	Lease: 10866 Type: REAL	Owner #: 21650	
HOSPITAL	122,140	187,570	Legal: GREEN W#2		
PALACIOS ISD	122,140	187,570	HILCORP ENERGY		
COASTAL PLAINS	122,140	187,570	AB 145 DEMOSS L		
NAV #1	122,140	187,570	RRC# 289857		
DRAIN 3	122,140	187,570			
SEAWALL	122,140	187,570	.006129 Royalty Interest		
No 2018 Hist			Category: G1		
			Railroad #: 289857		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	122,140	0	187,570		
HOSPITAL	122,140	0	187,570		
PALACIOS ISD	122,140	0	187,570		
COASTAL PLAINS	122,140	0	187,570		
NAV #1	122,140	0	187,570		
DRAIN 3	122,140	0	187,570		
SEAWALL	122,140	0	187,570		

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	890	0	1,430		
C & R	890	0	1,430		
VAN VLK ISD I&S	890	0	1,430		
VAN VLK ISD M&O	890	0	1,430		
DRAIN 1	890	0	1,430		
COASTAL PLAINS	289,940	0	505,960		
COUNTY	289,940	0	505,960		
HOSPITAL	289,940	0	505,960		
PALACIOS ISD	289,050	0	504,530		
NAV #1	289,050	0	504,530		
DRAIN 3	289,050	0	504,530		
SEAWALL	289,050	0	504,530		