

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

PEARL STATES INC
2800 N HENDERSON AVE STE 202
DALLAS TX 75206-6508



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:	705756 1116
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	560	760	Lease: 10240 Type: REAL Owner #: 705756
C & R	560	760	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	560	760	HILCORP ENERGY
VAN VLK ISD M&O	560	760	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	560	760	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	560	760	
HOSPITAL	560	760	.000096 Royalty Interest
COASTAL PLAINS	560	760	Category: G1
			Railroad #: 208139
HB1984: The Appraised value of \$760 in 2023 as compared to \$370 in 2018 is a 105.41% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	560	0	760
C & R	560	0	760
VAN VLK ISD I&S	560	0	760
VAN VLK ISD M&O	560	0	760
PORT OF BAY CTY	560	0	760
DRAIN 1	560	0	760
HOSPITAL	560	0	760
COASTAL PLAINS	560	0	760

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	10	20	Lease: 10240 Type: REAL Owner #: 705756
C & R	10	20	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	10	20	HILCORP ENERGY
VAN VLK ISD M&O	10	20	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	10	20	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	10	20	
HOSPITAL	10	20	.000002 Override Royalty
COASTAL PLAINS	10	20	Category: G1
HB1984: The Appraised value of \$20 in 2023 as compared to \$10 in 2018 is a 100.00% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	20
C & R	10	0	20
VAN VLK ISD I&S	10	0	20
VAN VLK ISD M&O	10	0	20
PORT OF BAY CTY	10	0	20
DRAIN 1	10	0	20
HOSPITAL	10	0	20
COASTAL PLAINS	10	0	20

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
COUNTY	570	0	780
C & R	570	0	780
VAN VLK ISD I&S	570	0	780
VAN VLK ISD M&O	570	0	780
PORT OF BAY CTY	570	0	780
DRAIN 1	570	0	780
HOSPITAL	570	0	780
COASTAL PLAINS	570	0	780