

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

HOCHSTETTER L P
% KIRKWOOD & DARBY INC
2601 SCOTT AVENUE SUITE 400
FORT WORTH TX 76103



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:	708154 670
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	170	910	Lease: 790 Type: REAL Owner #: 708154
C & R	170	910	Legal: COBB, F G -A-
VAN VLK ISD I&S	170	910	URBAN OIL & GAS GROU
VAN VLK ISD M&O	170	910	AB 22 CUMMINS MARIA #35
DRAIN 1	170	910	RRC 20364
COASTAL PLAINS	170	910	Agent: 300
COUNTY	170	910	.001600 Royalty Interest
HOSPITAL	170	910	Category: G1
HB1984: The Appraised value of \$910 in 2023 as compared to \$580 in 2018 is a 56.90% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	170	0	910
C & R	170	0	910
VAN VLK ISD I&S	170	0	910
VAN VLK ISD M&O	170	0	910
DRAIN 1	170	0	910
COASTAL PLAINS	170	0	910
COUNTY	170	0	910
HOSPITAL	170	0	910

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	1,910	2,380	Lease: 810 Type: REAL Owner #: 708154
C & R	1,910	2,380	Legal: COBB, F G -B-
VAN VLK ISD I&S	1,910	2,380	URBAN OIL & GAS GROU
VAN VLK ISD M&O	1,910	2,380	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	1,910	2,380	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	1,910	2,380	Agent: 300
COUNTY	1,910	2,380	.001600 Royalty Interest
HOSPITAL	1,910	2,380	Category: G1
HB1984: The Appraised value of \$2,380 in 2023 as compared to \$1,850 in 2018 is a 28.65% increase.			Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,910	0	2,380
C & R	1,910	0	2,380
VAN VLK ISD I&S	1,910	0	2,380
VAN VLK ISD M&O	1,910	0	2,380
DRAIN 1	1,910	0	2,380
COASTAL PLAINS	1,910	0	2,380
COUNTY	1,910	0	2,380
HOSPITAL	1,910	0	2,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	260	520	Lease: 2230 Type: REAL Owner #: 708154
C & R	260	520	Legal: JOHNSON, SALLIE #03L
VAN VLK ISD I&S	260	520	URBAN OIL & GAS GROU
VAN VLK ISD M&O	260	520	AB 22 CUMMINS MARIA #35
DRAIN 1	260	520	RRC 9495
COASTAL PLAINS	260	520	Agent: 300
COUNTY	260	520	.002319 Royalty Interest
HOSPITAL	260	520	Category: G1
HB1984: The Appraised value of \$520 in 2023 as compared to \$170 in 2018 is a 205.88% increase.			Railroad #: 9495
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	260	0	520
C & R	260	0	520
VAN VLK ISD I&S	260	0	520
VAN VLK ISD M&O	260	0	520
DRAIN 1	260	0	520
COASTAL PLAINS	260	0	520
COUNTY	260	0	520
HOSPITAL	260	0	520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	790	1,080	Lease: 10240 Type: REAL Owner #: 708154
C & R	790	1,080	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	790	1,080	HILCORP ENERGY
VAN VLK ISD M&O	790	1,080	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	790	1,080	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	790	1,080	Agent: 300
HOSPITAL	790	1,080	.000136 Royalty Interest
COASTAL PLAINS	790	1,080	Category: G1
HB1984: The Appraised value of \$1,080 in 2023 as compared to \$520 in 2018 is a 107.69% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	790	0	1,080
C & R	790	0	1,080
VAN VLK ISD I&S	790	0	1,080
VAN VLK ISD M&O	790	0	1,080
PORT OF BAY CTY	790	0	1,080
DRAIN 1	790	0	1,080
HOSPITAL	790	0	1,080
COASTAL PLAINS	790	0	1,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	570	770	Lease: 10382 Type: REAL Owner #: 708154
HOSPITAL	570	770	Legal: COBB F G -B-
VAN VLK ISD I&S	570	770	URBAN OIL & GAS GROU
VAN VLK ISD M&O	570	770	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	570	770	RRC 24446
PORT OF BAY CTY	570	770	
DRAIN 1	570	770	.001600 Royalty Interest
C & R	570	770	Category: G1
HB1984: The Appraised value of \$770 in 2023 as compared to \$190 in 2018 is a 305.26% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	570	0	770
HOSPITAL	570	0	770
VAN VLK ISD I&S	570	0	770
VAN VLK ISD M&O	570	0	770
COASTAL PLAINS	570	0	770
PORT OF BAY CTY	570	0	770
DRAIN 1	570	0	770
C & R	570	0	770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	500	890	Lease: 10383 Type: REAL Owner #: 708154
HOSPITAL	500	890	Legal: COBB F G -A-
VAN VLK ISD I&S	500	890	URBAN OIL & GAS GROU
VAN VLK ISD M&O	500	890	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	500	890	RRC 24389
PORT OF BAY CTY	500	890	
DRAIN 1	500	890	.001600 Royalty Interest
C & R	500	890	Category: G1
HB1984: The Appraised value of \$890 in 2023 as compared to \$400 in 2018 is a 122.50% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	500	0	890
HOSPITAL	500	0	890
VAN VLK ISD I&S	500	0	890
VAN VLK ISD M&O	500	0	890
COASTAL PLAINS	500	0	890
PORT OF BAY CTY	500	0	890
DRAIN 1	500	0	890
C & R	500	0	890

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	120	350	Lease: 10762 Type: REAL Owner #: 708154
HOSPITAL	120	350	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	120	350	URBAN OIL & GAS GROU
VAN VLK ISD M&O	120	350	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	120	350	RRC #25806
PORT OF BAY CTY	120	350	
DRAIN 1	120	350	.001600 Royalty Interest
C & R	120	350	Category: G1
HB1984: The Appraised value of \$350 in 2023 as compared to \$220 in 2018 is a 59.09% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	120	0	350
HOSPITAL	120	0	350
VAN VLK ISD I&S	120	0	350
VAN VLK ISD M&O	120	0	350
COASTAL PLAINS	120	0	350
PORT OF BAY CTY	120	0	350
DRAIN 1	120	0	350
C & R	120	0	350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	320	510	Lease: 10779 Type: REAL Owner #: 708154
HOSPITAL	320	510	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	320	510	URBAN OIL & GAS GROU
VAN VLK ISD M&O	320	510	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	320	510	RRC 26134
PORT OF BAY CTY	320	510	
DRAIN 1	320	510	.001600 Royalty Interest
C & R	320	510	Category: G1
HB1984: The Appraised value of \$510 in 2023 as compared to \$60 in 2018 is a 750.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	320	0	510
HOSPITAL	320	0	510
VAN VLK ISD I&S	320	0	510
VAN VLK ISD M&O	320	0	510
COASTAL PLAINS	320	0	510
PORT OF BAY CTY	320	0	510
DRAIN 1	320	0	510
C & R	320	0	510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10822 Type: REAL Owner #: 708154
HOSPITAL		10	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S		10	URBAN OIL & GAS
VAN VLK ISD M&O		10	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		10	RRC# 9465
PORT OF BAY CTY		10	
DRAIN 1		10	.001600 Royalty Interest
C & R		10	Category: G1
HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.			Railroad #: 9465
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	10
HOSPITAL	0	0	10
VAN VLK ISD I&S	0	0	10
VAN VLK ISD M&O	0	0	10
COASTAL PLAINS	0	0	10
PORT OF BAY CTY	0	0	10
DRAIN 1	0	0	10
C & R	0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	40	40	Lease: 10861 Type: REAL Owner #: 708154
HOSPITAL	40	40	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	40	40	URBAN OIL & GAS
VAN VLK ISD M&O	40	40	AB 22 CUMMINS M
COASTAL PLAINS	40	40	RRC#290027
PORT OF BAY CTY	40	40	
DRAIN 1	40	40	.001600 Royalty Interest
C & R	40	40	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	40
HOSPITAL	40	0	40
VAN VLK ISD I&S	40	0	40
VAN VLK ISD M&O	40	0	40
COASTAL PLAINS	40	0	40
PORT OF BAY CTY	40	0	40
DRAIN 1	40	0	40
C & R	40	0	40

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	4,680	0	7,460		
C & R	4,680	0	7,460		
VAN VLK ISD I&S	4,680	0	7,460		
VAN VLK ISD M&O	4,680	0	7,460		
DRAIN 1	4,680	0	7,460		
COASTAL PLAINS	4,680	0	7,460		
COUNTY	4,680	0	7,460		
HOSPITAL	4,680	0	7,460		

