

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

HUDSON HARRY H ESTATE
3202 AVALON PL
HOUSTON TX 77019-5918



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: 706668 694
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	80	230	Lease: 4725 Type: REAL Owner #: 706668
C & R	80	230	Legal: WATSON F M TRUST ET AL "B"
VAN VLK ISD I&S	80	230	ATLAS OPERATING LLC
VAN VLK ISD M&O	80	230	AB 66 M B NUCKOLS SUR
DRAIN 1	80	230	RRC 94134
COASTAL PLAINS	80	230	
COUNTY	80	230	.000350 Royalty Interest
HOSPITAL	80	230	Category: G1
HB1984: The Appraised value of \$230 in 2023 as compared to \$120 in 2018 is a 91.67% increase.			Railroad #: 94134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	80	0	230
C & R	80	0	230
VAN VLK ISD I&S	80	0	230
VAN VLK ISD M&O	80	0	230
DRAIN 1	80	0	230
COASTAL PLAINS	80	0	230
COUNTY	80	0	230
HOSPITAL	80	0	230

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	50	70	Lease: 10240 Type: REAL Owner #: 706668
C & R	50	70	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	50	70	HILCORP ENERGY
VAN VLK ISD M&O	50	70	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	50	70	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	50	70	
HOSPITAL	50	70	.000009 Royalty Interest
COASTAL PLAINS	50	70	Category: G1
HB1984: The Appraised value of \$70 in 2023 as compared to \$30 in 2018 is a 133.33% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	50	0	70
C & R	50	0	70
VAN VLK ISD I&S	50	0	70
VAN VLK ISD M&O	50	0	70
PORT OF BAY CTY	50	0	70
DRAIN 1	50	0	70
HOSPITAL	50	0	70
COASTAL PLAINS	50	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	20	Lease: 10240 Type: REAL Owner #: 706668
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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	160	290	Lease: 10497 Type: REAL Owner #: 706668
HOSPITAL	160	290	Legal: JOHNSON FOUNDATION
VAN VLK ISD I&S	160	290	SHOCO PRODUCTION LLC
VAN VLK ISD M&O	160	290	AB 40 F GEORGE SEC 31
COASTAL PLAINS	160	290	RRC 263244
PORT OF BAY CTY	160	290	
DRAIN 1	160	290	.000171 Royalty Interest
C & R	160	290	Category: G1
HB1984: The Appraised value of \$290 in 2023 as compared to \$10 in 2018 is a 2800.00% increase.			Railroad #: 263244
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	160	0	290
HOSPITAL	160	0	290
VAN VLK ISD I&S	160	0	290
VAN VLK ISD M&O	160	0	290
COASTAL PLAINS	160	0	290
PORT OF BAY CTY	160	0	290
DRAIN 1	160	0	290
C & R	160	0	290

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	300	0	610		
C & R	300	0	610		
VAN VLK ISD I&S	300	0	610		
VAN VLK ISD M&O	300	0	610		
DRAIN 1	300	0	610		
COASTAL PLAINS	300	0	610		
COUNTY	300	0	610		
HOSPITAL	300	0	610		

