

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

SHEPPAN LYNDA LEE  
2374 CR 166  
BAY CITY TX 77414



<p align="center"><b>APPRAISAL YEAR 2023</b></p> <p>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 &amp; ABBOTT INC          832-243-9600</p> <p>Protest Deadline: 5-31-2023          ARB Hearing: 6-22-2023          Owner: 713150 1329</p> <p>VISIT WWW.PANDAI.COM AND SELECT MINERAL OR          PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE          APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.</p>	
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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		2,110	Lease: 10452 Type: REAL Owner #: 713150
HOSPITAL		2,110	Legal: MILBERGER GU #1
BAY CTY ISD I&S		2,110	RAP OPERATING LLC
BAY CTY ISD M&O		2,110	AB 154 W G EWING
PORT OF BAY CTY		2,110	RRC 210822
DRAIN 1		2,110	
C & R		2,110	.014207 Royalty Interest
COASTAL PLAINS		2,110	Category: G1
			Railroad #: 210822
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	2,110
HOSPITAL	0	0	2,110
BAY CTY ISD I&S	0	0	2,110
BAY CTY ISD M&O	0	0	2,110
PORT OF BAY CTY	0	0	2,110
DRAIN 1	0	0	2,110
C & R	0	0	2,110
COASTAL PLAINS	0	0	2,110

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

