

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

GULF COAST WATER COMPANY
LEGACY TOWER ONE
7250 DALLAS PARKWAY SUITE 1400
PLANO TX 75024



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: 22200 586
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	670	1,200	Lease: 780 Type: REAL Owner #: 22200
C & R	670	1,200	Legal: CLEVELAND, M
BAY CTY ISD I&S	670	1,200	RUSK ENERGY OP
BAY CTY ISD M&O	670	1,200	AB 45 HALL E
DRAIN 1	670	1,200	RRC 1852
COASTAL PLAINS	670	1,200	
COUNTY	670	1,200	.012500 Override Royalty
HOSPITAL	670	1,200	Category: G1
HB1984: The Appraised value of \$1,200 in 2023 as compared to \$440 in 2018 is a 172.73% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	670	0	1,200
C & R	670	0	1,200
BAY CTY ISD I&S	670	0	1,200
BAY CTY ISD M&O	670	0	1,200
DRAIN 1	670	0	1,200
COASTAL PLAINS	670	0	1,200
COUNTY	670	0	1,200
HOSPITAL	670	0	1,200

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 DRAIN 2 TIDEHAVEN ISD COUNTY C & R COASTAL PLAINS HOSPITAL	30 30 30 30 30 30 30	40 40 40 40 40 40 40	Lease: 2520 Type: REAL Owner #: 22200 Legal: LEWIS, J C ATLAS OPERATING LLC AB 18 C G COX SUR RRC 160251 .000689 Royalty Interest Category: G1 Railroad #: 160251
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2023 as compared to \$100 in 2018 is a 60.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY DRAIN 2 TIDEHAVEN ISD COUNTY C & R COASTAL PLAINS HOSPITAL	30 0 30 30 30 30 30	0 40 0 0 0 0 0	40 0 40 40 40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY C & R BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	900 900 900 900 900 900 900 900	100 100 100 100 100 100 100 100	Lease: 10247 Type: REAL Owner #: 22200 Legal: BASS #1 SHOCO PRODUCTION LLC AB 256 I & G N RR CO SUR RRC 185846 .009674 Royalty Interest Category: G1 Railroad #: 185846
HB1984: The Appraised value of \$100 in 2023 as compared to \$110 in 2018 is a 9.09% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	900 900 900 900 900 900 900 900	0 0 0 0 0 0 0 0	100 100 100 100 100 100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL	20 20 20 20 20 20 20	40 40 40 40 40 40 40	Lease: 10548 Type: REAL Owner #: 22200 Legal: LEWIS J C WELL #3 ATLAS OPERATING LLC AB 18 CG CPX SURVEY RRC 214657 .000689 Royalty Interest Category: G1 Railroad #: 214657
HB1984: The Appraised value of \$40 in 2023 as compared to \$40 in 2018 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL	20 20 20 20 20 20 20	0 0 0 0 0 0 0	40 40 40 40 40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	5,420	2,180	Lease: 10625 Type: REAL Owner #: 22200
HOSPITAL	5,420	2,180	Legal: BASS GU W# 2
BAY CTY ISD I&S	5,420	2,180	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	5,420	2,180	AB 256 I&GN RR CO SEC 9 BLK 4
COASTAL PLAINS	5,420	2,180	RRC 229708
PORT OF BAY CTY	5,420	2,180	
DRAIN 1	5,420	2,180	.009674 Royalty Interest
C & R	5,420	2,180	Category: G1
HB1984: The Appraised value of \$2,180 in 2023 as compared to \$460 in 2018 is a 373.91% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,420	0	2,180
HOSPITAL	5,420	0	2,180
BAY CTY ISD I&S	5,420	0	2,180
BAY CTY ISD M&O	5,420	0	2,180
COASTAL PLAINS	5,420	0	2,180
PORT OF BAY CTY	5,420	0	2,180
DRAIN 1	5,420	0	2,180
C & R	5,420	0	2,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,610	560	Lease: 10678 Type: REAL Owner #: 22200
HOSPITAL	1,610	560	Legal: BASS GU W#3
BAY CTY ISD I&S	1,610	560	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	1,610	560	AB 265 I&GN RR CO BLK 4 SEC 6
COASTAL PLAINS	1,610	560	RRC 245439
PORT OF BAY CTY	1,610	560	
DRAIN 1	1,610	560	.009674 Royalty Interest
C & R	1,610	560	Category: G1
HB1984: The Appraised value of \$560 in 2023 as compared to \$260 in 2018 is a 115.38% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,610	0	560
HOSPITAL	1,610	0	560
BAY CTY ISD I&S	1,610	0	560
BAY CTY ISD M&O	1,610	0	560
COASTAL PLAINS	1,610	0	560
PORT OF BAY CTY	1,610	0	560
DRAIN 1	1,610	0	560
C & R	1,610	0	560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,150	120	Lease: 10706 Type: REAL Owner #: 22200
HOSPITAL	1,150	120	Legal: BASS GU W5
BAY CTY ISD I&S	1,150	120	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	1,150	120	AB 256 I&GN RR SEC 9
COASTAL PLAINS	1,150	120	RRC 249824
PORT OF BAY CTY	1,150	120	
DRAIN 1	1,150	120	.009674 Royalty Interest
C & R	1,150	120	Category: G1
HB1984: The Appraised value of \$120 in 2023 as compared to \$450 in 2018 is a 73.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,150	0	120
HOSPITAL	1,150	0	120
BAY CTY ISD I&S	1,150	0	120
BAY CTY ISD M&O	1,150	0	120
COASTAL PLAINS	1,150	0	120
PORT OF BAY CTY	1,150	0	120
DRAIN 1	1,150	0	120
C & R	1,150	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	650	1,700	Lease: 10833 Type: REAL Owner #: 22200
HOSPITAL	650	1,700	Legal: BUCKEYE W#1
TIDEHAVEN ISD	650	1,700	KEBO OIL & GAS INC
COASTAL PLAINS	650	1,700	AB 55 KELLER JC
PORT OF BAY CTY	650	1,700	RRC# 27264
DRAIN 3	650	1,700	
C & R	650	1,700	.002651 Royalty Interest
HB1984: The Appraised value of \$1,700 in 2023 as compared to \$4,590 in 2018 is a 62.96% decrease.			Category: G1
			Railroad #: 27264
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	650	0	1,700
HOSPITAL	650	0	1,700
TIDEHAVEN ISD	650	0	1,700
COASTAL PLAINS	650	0	1,700
PORT OF BAY CTY	650	0	1,700
DRAIN 3	650	0	1,700
C & R	650	0	1,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	307,180	583,350	Lease: 10856 Type: REAL Owner #: 22200
HOSPITAL	307,180	583,350	Legal: GREEN W#1
PALACIOS ISD	307,180	583,350	HILCORP ENERGY COMP
COASTAL PLAINS	307,180	583,350	AB 145 DEMOSS L
NAV #1	307,180	583,350	RRC# 288489
DRAIN 3	307,180	583,350	
SEAWALL	307,180	583,350	.011280 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 288489
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	307,180	0	583,350
HOSPITAL	307,180	0	583,350
PALACIOS ISD	307,180	0	583,350
COASTAL PLAINS	307,180	0	583,350
NAV #1	307,180	0	583,350
DRAIN 3	307,180	0	583,350
SEAWALL	307,180	0	583,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	224,790	345,210	Lease: 10866 Type: REAL Owner #: 22200
HOSPITAL	224,790	345,210	Legal: GREEN W#2
PALACIOS ISD	224,790	345,210	HILCORP ENERGY
COASTAL PLAINS	224,790	345,210	AB 145 DEMOSS L
NAV #1	224,790	345,210	RRC# 289857
DRAIN 3	224,790	345,210	
SEAWALL	224,790	345,210	.011280 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 289857
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	224,790	0	345,210
HOSPITAL	224,790	0	345,210
PALACIOS ISD	224,790	0	345,210
COASTAL PLAINS	224,790	0	345,210
NAV #1	224,790	0	345,210
DRAIN 3	224,790	0	345,210
SEAWALL	224,790	0	345,210

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	10,430	0	5,900		
C & R	10,430	0	5,900		
BAY CTY ISD I&S	9,750	0	4,160		
BAY CTY ISD M&O	9,750	0	4,160		
DRAIN 1	9,750	0	4,160		
COASTAL PLAINS	542,420	0	934,500		
COUNTY	542,420	0	934,500		
HOSPITAL	542,420	0	934,500		
DRAIN 2	0	40	0		
TIDEHAVEN ISD	700	0	1,780		
NAV #1	531,990	0	928,600		
DRAIN 3	532,640	0	930,300		
SEAWALL	531,990	0	928,600		
PALACIOS ISD	531,970	0	928,560		

