

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

ST PAULS EPISCOPAL CHURCH  
EPIS DIOC OF MINN TRUSTEE  
1101 W BROADWAY AVE STE 1  
MINNEAPOLIS MN 55411-2594



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: 711859 1401  
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	310	480	Lease: 630 Type: REAL Owner #: 711859
C & R	310	480	Legal: OHIO-SUN UNIT TR#1-A
TIDEHAVEN ISD G	310	480	ALLEGIANTE RESOURCES
DRAIN 2 G	310	480	AB 229 I & GN UNIT 990100
COASTAL PLAINS	310	480	TRACT NAME: J C CARLSON ET AL
COUNTY	310	480	
HOSPITAL	310	480	.000672 Royalty Interest
Exemptions : G=LESS THAN \$500 MIN INT			Category: G1
HB1984: The Appraised value of \$480 in 2023			Railroad #: 2996
as compared to \$390 in 2018 is a 23.08% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	310	0	480
C & R	310	0	480
TIDEHAVEN ISD	0	480	0
DRAIN 2	0	480	0
COASTAL PLAINS	310	0	480
COUNTY	310	0	480
HOSPITAL	310	0	480

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 HOSPITAL BAY CTY ISD I&S           G BAY CTY ISD M&O           G COASTAL PLAINS PORT OF BAY CTY DRAIN 1                    G C & R  Exemptions :           G=LESS THAN \$500 MIN INT No 2018 Hist		40 40 40 40 40 40 40	Lease: 10880   Type: REAL   Owner #: 711859 Legal: OHIO-SUN UNIT ALLEGIAN T RESOURCES AB 7 BETTS, J RRC 293605  .000164 Royalty Interest Category:    G1 Railroad #:       293605
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	0 0 0 0 0 0 0 0	0 0 40 40 0 0 40 0	40 40 0 0 40 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 C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1	310 310 0 0 310 310 310 0 0 0	0 0 480 480 0 0 0 40 40 40	520 520 0 0 520 520 520 0 0 0