

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

WEST MINERALS LTD WESLEY
% CLARKE & COMPANY
13831 NORTHWEST FWY SUITE 440
HOUSTON TX 77040-6024



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: 703854 1609
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	2,310	3,600	Lease: 2750 Type: REAL Owner #: 703854
DRAIN 1	2,310	3,600	Legal: OHIO-SUN UNIT TR#11-L
BAY CTY ISD I&S	2,310	3,600	ALLEGIANTE RESOURCES
BAY CTY ISD M&O	2,310	3,600	AB 7 JACOB BETTS UNIT 990100
COUNTY	2,310	3,600	TRACT NAME: MCDONALD-WEST
C & R	2,310	3,600	Agent: 120
COASTAL PLAINS	2,310	3,600	.028719 Royalty Interest
HOSPITAL	2,310	3,600	Category: G1
HB1984: The Appraised value of \$3,600 in 2023 as compared to \$2,900 in 2018 is a 24.14% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	2,310	0	3,600
DRAIN 1	2,310	0	3,600
BAY CTY ISD I&S	2,310	0	3,600
BAY CTY ISD M&O	2,310	0	3,600
COUNTY	2,310	0	3,600
C & R	2,310	0	3,600
COASTAL PLAINS	2,310	0	3,600
HOSPITAL	2,310	0	3,600

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	8,290	12,910	Lease: 2760 Type: REAL Owner #: 703854
DRAIN 1	8,290	12,910	Legal: OHIO-SUN UNIT TR#5-E
BAY CTY ISD I&S	8,290	12,910	ALLEGiant RESOURCES
BAY CTY ISD M&O	8,290	12,910	AB 7 JACOB BETTS UNIT 990100
C & R	8,290	12,910	TRACT NAME: E L MCDONALD ACCT1
COASTAL PLAINS	8,290	12,910	.028719 Royalty Interest Agent: 120
COUNTY	8,290	12,910	Category: G1
HOSPITAL	8,290	12,910	Railroad #: 2996
HB1984: The Appraised value of \$12,910 in 2023 as compared to \$10,380 in 2018 is a 24.37% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	8,290	0	12,910
DRAIN 1	8,290	0	12,910
BAY CTY ISD I&S	8,290	0	12,910
BAY CTY ISD M&O	8,290	0	12,910
C & R	8,290	0	12,910
COASTAL PLAINS	8,290	0	12,910
COUNTY	8,290	0	12,910
HOSPITAL	8,290	0	12,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	9,310	14,510	Lease: 2780 Type: REAL Owner #: 703854
DRAIN 1	9,310	14,510	Legal: OHIO-SUN UNIT TR#6-F
BAY CTY ISD I&S	9,310	14,510	ALLEGiant RESOURCES
BAY CTY ISD M&O	9,310	14,510	AB 7 JACOB BETTS UNIT 990100
COUNTY	9,310	14,510	TRACT NAME: E L MCDONALD ACCT2
C & R	9,310	14,510	.028719 Royalty Interest Agent: 120
COASTAL PLAINS	9,310	14,510	Category: G1
HOSPITAL	9,310	14,510	Railroad #: 2996
HB1984: The Appraised value of \$14,510 in 2023 as compared to \$11,670 in 2018 is a 24.34% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	9,310	0	14,510
DRAIN 1	9,310	0	14,510
BAY CTY ISD I&S	9,310	0	14,510
BAY CTY ISD M&O	9,310	0	14,510
COUNTY	9,310	0	14,510
C & R	9,310	0	14,510
COASTAL PLAINS	9,310	0	14,510
HOSPITAL	9,310	0	14,510

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	19,910	0	31,020		
DRAIN 1	19,910	0	31,020		
BAY CTY ISD I&S	19,910	0	31,020		
BAY CTY ISD M&O	19,910	0	31,020		
COUNTY	19,910	0	31,020		
C & R	19,910	0	31,020		
COASTAL PLAINS	19,910	0	31,020		
HOSPITAL	19,910	0	31,020		