

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

BACCINELLI ANDREW  
PO BOX 297  
LA MARQUE TX 77568-0297



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: 710016 64  
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
COUNTY		20	20	Lease: 2660 Type: REAL Owner #: 710016
NAV #1	G	20	20	Legal: MATL-TRULL H SAND UNIT
PALACIOS ISD	G	20	20	KD ENERGY LLC
DRAIN 3	G	20	20	AB 371 SUSAN PERKINS SUR
SEAWALL	G	20	20	RRC 140207
COASTAL PLAINS		20	20	
HOSPITAL		20	20	.000231 Royalty Interest
Exemptions : G=LESS THAN \$500 MIN INT				Category: G1
HB1984: The Appraised value of \$20 in 2023 as compared to \$40 in 2018 is a 50.00% decrease.				Railroad #: 140207
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY	20	0	20	
NAV #1	0	20	0	
PALACIOS ISD	0	20	0	
DRAIN 3	0	20	0	
SEAWALL	0	20	0	
COASTAL PLAINS	20	0	20	
HOSPITAL	20	0	20	

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	520	710	Lease: 10240 Type: REAL Owner #: 710016
C & R	520	710	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	520	710	HILCORP ENERGY
VAN VLK ISD M&O	520	710	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	520	710	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	520	710	
HOSPITAL	520	710	.000090 Royalty Interest
COASTAL PLAINS	520	710	Category: G1
HB1984: The Appraised value of \$710 in 2023 as compared to \$350 in 2018 is a 102.86% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	520	0	710
C & R	520	0	710
VAN VLK ISD I&S	520	0	710
VAN VLK ISD M&O	520	0	710
PORT OF BAY CTY	520	0	710
DRAIN 1	520	0	710
HOSPITAL	520	0	710
COASTAL PLAINS	520	0	710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	150	270	Lease: 10497 Type: REAL Owner #: 710016
HOSPITAL	150	270	Legal: JOHNSON FOUNDATION
VAN VLK ISD I&S	150	270	SHOCO PRODUCTION LLC
VAN VLK ISD M&O	150	270	AB 40 F GEORGE SEC 31
COASTAL PLAINS	150	270	RRC 263244
PORT OF BAY CTY	150	270	
DRAIN 1	150	270	.000163 Royalty Interest
C & R	150	270	Category: G1
HB1984: The Appraised value of \$270 in 2023 as compared to \$10 in 2018 is a 2600.00% increase.			Railroad #: 263244
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	150	0	270
HOSPITAL	150	0	270
VAN VLK ISD I&S	150	0	270
VAN VLK ISD M&O	150	0	270
COASTAL PLAINS	150	0	270
PORT OF BAY CTY	150	0	270
DRAIN 1	150	0	270
C & R	150	0	270

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	690	0	1,000		
NAV #1	0	20	0		
PALACIOS ISD	0	20	0		
DRAIN 3	0	20	0		
SEAWALL	0	20	0		
COASTAL PLAINS	690	0	1,000		
HOSPITAL	690	0	1,000		
C & R	670	0	980		
VAN VLK ISD I&S	670	0	980		
VAN VLK ISD M&O	670	0	980		
PORT OF BAY CTY	670	0	980		
DRAIN 1	670	0	980		