

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

EICKENBROCK VIOLET TEST TRUST  
% DEBORAH FOHR LEVCHAK CO TTEE  
3030 DUBLIN DRIVE  
BISMARCK ND 58503



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: 704251 433  
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	30	170	Lease: 790 Type: REAL Owner #: 704251
C & R	30	170	Legal: COBB, F G -A-
VAN VLK ISD I&S	30	170	URBAN OIL & GAS GROU
VAN VLK ISD M&O	30	170	AB 22 CUMMINS MARIA #35
DRAIN 1	30	170	RRC 20364
COASTAL PLAINS	30	170	
COUNTY	30	170	.000297 Royalty Interest
HOSPITAL	30	170	Category: G1
HB1984: The Appraised value of \$170 in 2023 as compared to \$110 in 2018 is a 54.55% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	30	0	170
C & R	30	0	170
VAN VLK ISD I&S	30	0	170
VAN VLK ISD M&O	30	0	170
DRAIN 1	30	0	170
COASTAL PLAINS	30	0	170
COUNTY	30	0	170
HOSPITAL	30	0	170

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	350	440	Lease: 810 Type: REAL Owner #: 704251
C & R	350	440	Legal: COBB, F G -B-
VAN VLK ISD I&S	350	440	URBAN OIL & GAS GROU
VAN VLK ISD M&O	350	440	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	350	440	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	350	440	
COUNTY	350	440	.000297 Royalty Interest
HOSPITAL	350	440	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$440 in 2023 as compared to \$340 in 2018 is a 29.41% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	350	0	440
C & R	350	0	440
VAN VLK ISD I&S	350	0	440
VAN VLK ISD M&O	350	0	440
DRAIN 1	350	0	440
COASTAL PLAINS	350	0	440
COUNTY	350	0	440
HOSPITAL	350	0	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	90	170	Lease: 10383 Type: REAL Owner #: 704251
HOSPITAL	90	170	Legal: COBB F G -A-
VAN VLK ISD I&S	90	170	URBAN OIL & GAS GROU
VAN VLK ISD M&O	90	170	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	90	170	RRC 24389
PORT OF BAY CTY	90	170	
DRAIN 1	90	170	.000297 Royalty Interest
C & R	90	170	Category: G1
			Railroad #: 24389
HB1984: The Appraised value of \$170 in 2023 as compared to \$70 in 2018 is a 142.86% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	90	0	170
HOSPITAL	90	0	170
VAN VLK ISD I&S	90	0	170
VAN VLK ISD M&O	90	0	170
COASTAL PLAINS	90	0	170
PORT OF BAY CTY	90	0	170
DRAIN 1	90	0	170
C & R	90	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	70	Lease: 10762 Type: REAL Owner #: 704251
HOSPITAL	20	70	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	20	70	URBAN OIL & GAS GROU
VAN VLK ISD M&O	20	70	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	20	70	RRC #25806
PORT OF BAY CTY	20	70	
DRAIN 1	20	70	.000297 Royalty Interest
C & R	20	70	Category: G1
			Railroad #: 25806
HB1984: The Appraised value of \$70 in 2023 as compared to \$40 in 2018 is a 75.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	70
HOSPITAL	20	0	70
VAN VLK ISD I&S	20	0	70
VAN VLK ISD M&O	20	0	70
COASTAL PLAINS	20	0	70
PORT OF BAY CTY	20	0	70
DRAIN 1	20	0	70
C & R	20	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	60	90	Lease: 10779 Type: REAL Owner #: 704251
HOSPITAL	60	90	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	60	90	URBAN OIL & GAS GROU
VAN VLK ISD M&O	60	90	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	60	90	RRC 26134
PORT OF BAY CTY	60	90	
DRAIN 1	60	90	.000297 Royalty Interest
C & R	60	90	Category: G1
HB1984: The Appraised value of \$90 in 2023 as compared to \$10 in 2018 is a 800.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	90
HOSPITAL	60	0	90
VAN VLK ISD I&S	60	0	90
VAN VLK ISD M&O	60	0	90
COASTAL PLAINS	60	0	90
PORT OF BAY CTY	60	0	90
DRAIN 1	60	0	90
C & R	60	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	10	Lease: 10861 Type: REAL Owner #: 704251
HOSPITAL	10	10	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	10	10	URBAN OIL & GAS
VAN VLK ISD M&O	10	10	AB 22 CUMMINS M
COASTAL PLAINS	10	10	RRC#290027
PORT OF BAY CTY	10	10	
DRAIN 1	10	10	.000297 Royalty Interest
C & R	10	10	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	10
HOSPITAL	10	0	10
VAN VLK ISD I&S	10	0	10
VAN VLK ISD M&O	10	0	10
COASTAL PLAINS	10	0	10
PORT OF BAY CTY	10	0	10
DRAIN 1	10	0	10
C & R	10	0	10

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	560	0	950		
C & R	560	0	950		
VAN VLK ISD I&S	560	0	950		
VAN VLK ISD M&O	560	0	950		
DRAIN 1	560	0	950		
COASTAL PLAINS	560	0	950		
COUNTY	560	0	950		
HOSPITAL	560	0	950		

