

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

TOBIAS STEVEN M
526 LAMNONT ST UNIT 6
WASHINGTON DC 20010



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: 709284 1501
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	1,170	1,210	Lease: 10452 Type: REAL Owner #: 709284
HOSPITAL	1,170	1,210	Legal: MILBERGER GU #1
BAY CTY ISD I&S	1,170	1,210	RAP OPERATING LLC
BAY CTY ISD M&O	1,170	1,210	AB 154 W G EWING
PORT OF BAY CTY	1,170	1,210	RRC 210822
DRAIN 1	1,170	1,210	
C & R	1,170	1,210	.008134 Override Royalty
COASTAL PLAINS	1,170	1,210	Category: G1
HB1984: The Appraised value of \$1,210 in 2023 as compared to \$2,420 in 2018 is a 50.00% decrease.			Railroad #: 210822
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,170	0	1,210
HOSPITAL	1,170	0	1,210
BAY CTY ISD I&S	1,170	0	1,210
BAY CTY ISD M&O	1,170	0	1,210
PORT OF BAY CTY	1,170	0	1,210
DRAIN 1	1,170	0	1,210
C & R	1,170	0	1,210
COASTAL PLAINS	1,170	0	1,210

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	1,640	980	Lease: 10472 Type: REAL Owner #: 709284
HOSPITAL	1,640	980	Legal: MILBERGER GAS UNIT W#2
BAY CTY ISD I&S	1,640	980	RAP OPERATING LLC
BAY CTY ISD M&O	1,640	980	AB 154 W G EWING
COASTAL PLAINS	1,640	980	PERMIT #764967
PORT OF BAY CTY	1,640	980	
DRAIN 1	1,640	980	.007096 Override Royalty
C & R	1,640	980	Category: G1
HB1984: The Appraised value of \$980 in 2023 as compared to \$1,090 in 2018 is a 10.09% decrease.			Railroad #: 276868
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,640	0	980
HOSPITAL	1,640	0	980
BAY CTY ISD I&S	1,640	0	980
BAY CTY ISD M&O	1,640	0	980
COASTAL PLAINS	1,640	0	980
PORT OF BAY CTY	1,640	0	980
DRAIN 1	1,640	0	980
C & R	1,640	0	980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	660	1,170	Lease: 10626 Type: REAL Owner #: 709284
HOSPITAL	660	1,170	Legal: GOOLSBEE WELL #1
BAY CTY ISD I&S	660	1,170	RAP OPERATING LLC
BAY CTY ISD M&O	660	1,170	AB 347 P KESTLER SURVEY
COASTAL PLAINS	660	1,170	RRC 234911
PORT OF BAY CTY	660	1,170	
DRAIN 1	660	1,170	.007175 Override Royalty
C & R	660	1,170	Category: G1
HB1984: The Appraised value of \$1,170 in 2023 as compared to \$640 in 2018 is a 82.81% increase.			Railroad #: 234911
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	660	0	1,170
HOSPITAL	660	0	1,170
BAY CTY ISD I&S	660	0	1,170
BAY CTY ISD M&O	660	0	1,170
COASTAL PLAINS	660	0	1,170
PORT OF BAY CTY	660	0	1,170
DRAIN 1	660	0	1,170
C & R	660	0	1,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,020	2,280	Lease: 10714 Type: REAL Owner #: 709284
HOSPITAL	1,020	2,280	Legal: TALAFUSE GAS UNIT W3
BAY CTY ISD I&S	1,020	2,280	RAP OPERATING LLC
BAY CTY ISD M&O	1,020	2,280	AB 347 P KESTLER
COASTAL PLAINS	1,020	2,280	RRC 254779
PORT OF BAY CTY	1,020	2,280	
DRAIN 1	1,020	2,280	.008187 Override Royalty
C & R	1,020	2,280	Category: G1
HB1984: The Appraised value of \$2,280 in 2023 as compared to \$690 in 2018 is a 230.43% increase.			Railroad #: 254779
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,020	0	2,280
HOSPITAL	1,020	0	2,280
BAY CTY ISD I&S	1,020	0	2,280
BAY CTY ISD M&O	1,020	0	2,280
COASTAL PLAINS	1,020	0	2,280
PORT OF BAY CTY	1,020	0	2,280
DRAIN 1	1,020	0	2,280
C & R	1,020	0	2,280

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	4,490	0	5,640		
HOSPITAL	4,490	0	5,640		
BAY CTY ISD I&S	4,490	0	5,640		
BAY CTY ISD M&O	4,490	0	5,640		
PORT OF BAY CTY	4,490	0	5,640		
DRAIN 1	4,490	0	5,640		
C & R	4,490	0	5,640		
COASTAL PLAINS	4,490	0	5,640		

