

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

COLLINS KATHRYN COBB
3711 SAN FELIPE ST UNIT 4B
HOUSTON TX 77027-4043



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: 10680 294
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	1,320	7,130	Lease: 790 Type: REAL Owner #: 10680
C & R	1,320	7,130	Legal: COBB, F G -A-
VAN VLK ISD I&S	1,320	7,130	URBAN OIL & GAS GROU
VAN VLK ISD M&O	1,320	7,130	AB 22 CUMMINS MARIA #35
DRAIN 1	1,320	7,130	RRC 20364
COASTAL PLAINS	1,320	7,130	
COUNTY	1,320	7,130	.012500 Royalty Interest
HOSPITAL	1,320	7,130	Category: G1
HB1984: The Appraised value of \$7,130 in 2023 as compared to \$4,520 in 2018 is a 57.74% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,320	0	7,130
C & R	1,320	0	7,130
VAN VLK ISD I&S	1,320	0	7,130
VAN VLK ISD M&O	1,320	0	7,130
DRAIN 1	1,320	0	7,130
COASTAL PLAINS	1,320	0	7,130
COUNTY	1,320	0	7,130
HOSPITAL	1,320	0	7,130

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	14,900	18,580	Lease: 810 Type: REAL Owner #: 10680
C & R	14,900	18,580	Legal: COBB, F G -B-
VAN VLK ISD I&S	14,900	18,580	URBAN OIL & GAS GROU
VAN VLK ISD M&O	14,900	18,580	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	14,900	18,580	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	14,900	18,580	
COUNTY	14,900	18,580	.012500 Royalty Interest
HOSPITAL	14,900	18,580	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$18,580 in 2023 as compared to \$14,440 in 2018 is a 28.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	14,900	0	18,580
C & R	14,900	0	18,580
VAN VLK ISD I&S	14,900	0	18,580
VAN VLK ISD M&O	14,900	0	18,580
DRAIN 1	14,900	0	18,580
COASTAL PLAINS	14,900	0	18,580
COUNTY	14,900	0	18,580
HOSPITAL	14,900	0	18,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,450	6,040	Lease: 10382 Type: REAL Owner #: 10680
HOSPITAL	4,450	6,040	Legal: COBB F G -B-
VAN VLK ISD I&S	4,450	6,040	URBAN OIL & GAS GROU
VAN VLK ISD M&O	4,450	6,040	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	4,450	6,040	RRC 24446
PORT OF BAY CTY	4,450	6,040	
DRAIN 1	4,450	6,040	.012500 Royalty Interest
C & R	4,450	6,040	Category: G1
			Railroad #: 24446
HB1984: The Appraised value of \$6,040 in 2023 as compared to \$1,490 in 2018 is a 305.37% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,450	0	6,040
HOSPITAL	4,450	0	6,040
VAN VLK ISD I&S	4,450	0	6,040
VAN VLK ISD M&O	4,450	0	6,040
COASTAL PLAINS	4,450	0	6,040
PORT OF BAY CTY	4,450	0	6,040
DRAIN 1	4,450	0	6,040
C & R	4,450	0	6,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,870	6,940	Lease: 10383 Type: REAL Owner #: 10680
HOSPITAL	3,870	6,940	Legal: COBB F G -A-
VAN VLK ISD I&S	3,870	6,940	URBAN OIL & GAS GROU
VAN VLK ISD M&O	3,870	6,940	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	3,870	6,940	RRC 24389
PORT OF BAY CTY	3,870	6,940	
DRAIN 1	3,870	6,940	.012500 Royalty Interest
C & R	3,870	6,940	Category: G1
			Railroad #: 24389
HB1984: The Appraised value of \$6,940 in 2023 as compared to \$3,130 in 2018 is a 121.73% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,870	0	6,940
HOSPITAL	3,870	0	6,940
VAN VLK ISD I&S	3,870	0	6,940
VAN VLK ISD M&O	3,870	0	6,940
COASTAL PLAINS	3,870	0	6,940
PORT OF BAY CTY	3,870	0	6,940
DRAIN 1	3,870	0	6,940
C & R	3,870	0	6,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	930	2,720	Lease: 10762 Type: REAL Owner #: 10680
HOSPITAL	930	2,720	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	930	2,720	URBAN OIL & GAS GROU
VAN VLK ISD M&O	930	2,720	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	930	2,720	RRC #25806
PORT OF BAY CTY	930	2,720	
DRAIN 1	930	2,720	.012500 Royalty Interest
C & R	930	2,720	Category: G1
HB1984: The Appraised value of \$2,720 in 2023 as compared to \$1,700 in 2018 is a 60.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	930	0	2,720
HOSPITAL	930	0	2,720
VAN VLK ISD I&S	930	0	2,720
VAN VLK ISD M&O	930	0	2,720
COASTAL PLAINS	930	0	2,720
PORT OF BAY CTY	930	0	2,720
DRAIN 1	930	0	2,720
C & R	930	0	2,720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,460	3,950	Lease: 10779 Type: REAL Owner #: 10680
HOSPITAL	2,460	3,950	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	2,460	3,950	URBAN OIL & GAS GROU
VAN VLK ISD M&O	2,460	3,950	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	2,460	3,950	RRC 26134
PORT OF BAY CTY	2,460	3,950	
DRAIN 1	2,460	3,950	.012500 Royalty Interest
C & R	2,460	3,950	Category: G1
HB1984: The Appraised value of \$3,950 in 2023 as compared to \$500 in 2018 is a 690.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,460	0	3,950
HOSPITAL	2,460	0	3,950
VAN VLK ISD I&S	2,460	0	3,950
VAN VLK ISD M&O	2,460	0	3,950
COASTAL PLAINS	2,460	0	3,950
PORT OF BAY CTY	2,460	0	3,950
DRAIN 1	2,460	0	3,950
C & R	2,460	0	3,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		80	Lease: 10822 Type: REAL Owner #: 10680
HOSPITAL		80	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S		80	URBAN OIL & GAS
VAN VLK ISD M&O		80	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		80	RRC# 9465
PORT OF BAY CTY		80	
DRAIN 1		80	.012500 Royalty Interest
C & R		80	Category: G1
HB1984: The Appraised value of \$80 in 2023 as compared to \$170 in 2018 is a 52.94% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	80
HOSPITAL	0	0	80
VAN VLK ISD I&S	0	0	80
VAN VLK ISD M&O	0	0	80
COASTAL PLAINS	0	0	80
PORT OF BAY CTY	0	0	80
DRAIN 1	0	0	80
C & R	0	0	80

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	27,930	0	45,440		
C & R	27,930	0	45,440		
VAN VLK ISD I&S	27,930	0	45,440		
VAN VLK ISD M&O	27,930	0	45,440		
DRAIN 1	27,930	0	45,440		
COASTAL PLAINS	27,930	0	45,440		
COUNTY	27,930	0	45,440		
HOSPITAL	27,930	0	45,440		