

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

RAP OPERATING LLC  
PO BOX 2029  
JENA

LA 71342-2029



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: 712246 1188  
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	26,380	54,260	Lease: 10452 Type: REAL Owner #: 712246
HOSPITAL	26,380	54,260	Legal: MILBERGER GU #1
BAY CTY ISD I&S	26,380	54,260	RAP OPERATING LLC
BAY CTY ISD M&O	26,380	54,260	AB 154 W G EWING
PORT OF BAY CTY	26,380	54,260	RRC 210822
DRAIN 1	26,380	54,260	
C & R	26,380	54,260	.756863 Working Interest
COASTAL PLAINS	26,380	54,260	Category: G1
HB1984: The Appraised value of \$54,260 in 2023 as compared to \$59,800 in 2018 is a 9.26% decrease.			Railroad #: 210822
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	26,380	0	54,260
HOSPITAL	26,380	0	54,260
BAY CTY ISD I&S	26,380	0	54,260
BAY CTY ISD M&O	26,380	0	54,260
PORT OF BAY CTY	26,380	0	54,260
DRAIN 1	26,380	0	54,260
C & R	26,380	0	54,260
COASTAL PLAINS	26,380	0	54,260

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	81,780	76,040	Lease: 10472 Type: REAL	Owner #: 712246	
HOSPITAL	81,780	76,040	Legal: MILBERGER GAS UNIT W#2		
BAY CTY ISD I&S	81,780	76,040	RAP OPERATING LLC		
BAY CTY ISD M&O	81,780	76,040	AB 154 W G EWING		
COASTAL PLAINS	81,780	76,040	PERMIT #764967		
PORT OF BAY CTY	81,780	76,040			
DRAIN 1	81,780	76,040	.737710 Working Interest		
C & R	81,780	76,040	Category: G1		
			Railroad #: 276868		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	81,780	0	76,040		
HOSPITAL	81,780	0	76,040		
BAY CTY ISD I&S	81,780	0	76,040		
BAY CTY ISD M&O	81,780	0	76,040		
COASTAL PLAINS	81,780	0	76,040		
PORT OF BAY CTY	81,780	0	76,040		
DRAIN 1	81,780	0	76,040		
C & R	81,780	0	76,040		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	20,480	48,920	Lease: 10626 Type: REAL	Owner #: 712246	
HOSPITAL	20,480	48,920	Legal: GOOLSBEE WELL #1		
BAY CTY ISD I&S	20,480	48,920	RAP OPERATING LLC		
BAY CTY ISD M&O	20,480	48,920	AB 347 P KESTLER SURVEY		
COASTAL PLAINS	20,480	48,920	RRC 234911		
PORT OF BAY CTY	20,480	48,920			
DRAIN 1	20,480	48,920	.724888 Working Interest		
C & R	20,480	48,920	Category: G1		
			Railroad #: 234911		
HB1984: The Appraised value of \$48,920 in 2023 as compared to \$20,090 in 2018 is a 143.50% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	20,480	0	48,920		
HOSPITAL	20,480	0	48,920		
BAY CTY ISD I&S	20,480	0	48,920		
BAY CTY ISD M&O	20,480	0	48,920		
COASTAL PLAINS	20,480	0	48,920		
PORT OF BAY CTY	20,480	0	48,920		
DRAIN 1	20,480	0	48,920		
C & R	20,480	0	48,920		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	70,220	147,470	Lease: 10714 Type: REAL	Owner #: 712246	
HOSPITAL	70,220	147,470	Legal: TALAFUSE GAS UNIT W3		
BAY CTY ISD I&S	70,220	147,470	RAP OPERATING LLC		
BAY CTY ISD M&O	70,220	147,470	AB 347 P KESTLER		
COASTAL PLAINS	70,220	147,470	RRC 254779		
PORT OF BAY CTY	70,220	147,470			
DRAIN 1	70,220	147,470	.746969 Working Interest		
C & R	70,220	147,470	Category: G1		
			Railroad #: 254779		
HB1984: The Appraised value of \$147,470 in 2023 as compared to \$15,940 in 2018 is a 825.16% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	70,220	0	147,470		
HOSPITAL	70,220	0	147,470		
BAY CTY ISD I&S	70,220	0	147,470		
BAY CTY ISD M&O	70,220	0	147,470		
COASTAL PLAINS	70,220	0	147,470		
PORT OF BAY CTY	70,220	0	147,470		
DRAIN 1	70,220	0	147,470		
C & R	70,220	0	147,470		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	198,860	0	326,690		
HOSPITAL	198,860	0	326,690		
BAY CTY ISD I&S	198,860	0	326,690		
BAY CTY ISD M&O	198,860	0	326,690		
PORT OF BAY CTY	198,860	0	326,690		
DRAIN 1	198,860	0	326,690		
C & R	198,860	0	326,690		
COASTAL PLAINS	198,860	0	326,690		

