

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

GUBERT KAREN JANE MANGUM
PO BOX 245
HUNGERFORD TX 77448-0245



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: 706288 582
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	730	80	Lease: 10247 Type: REAL Owner #: 706288
C & R	730	80	Legal: BASS #1
BAY CTY ISD I&S	730	80	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	730	80	AB 256 I & G N RR CO SUR
DRAIN 1	730	80	RRC 185846
COASTAL PLAINS	730	80	
COUNTY	730	80	.007930 Royalty Interest
HOSPITAL	730	80	Category: G1
HB1984: The Appraised value of \$80 in 2023 as compared to \$90 in 2018 is a 11.11% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	730	0	80
C & R	730	0	80
BAY CTY ISD I&S	730	0	80
BAY CTY ISD M&O	730	0	80
DRAIN 1	730	0	80
COASTAL PLAINS	730	0	80
COUNTY	730	0	80
HOSPITAL	730	0	80

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	4,440	1,790	Lease: 10625 Type: REAL Owner #: 706288
HOSPITAL	4,440	1,790	Legal: BASS GU W# 2
BAY CTY ISD I&S	4,440	1,790	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	4,440	1,790	AB 256 I&GN RR CO SEC 9 BLK 4
COASTAL PLAINS	4,440	1,790	RRC 229708
PORT OF BAY CTY	4,440	1,790	
DRAIN 1	4,440	1,790	.007930 Royalty Interest
C & R	4,440	1,790	Category: G1
HB1984: The Appraised value of \$1,790 in 2023 as compared to \$380 in 2018 is a 371.05% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,440	0	1,790
HOSPITAL	4,440	0	1,790
BAY CTY ISD I&S	4,440	0	1,790
BAY CTY ISD M&O	4,440	0	1,790
COASTAL PLAINS	4,440	0	1,790
PORT OF BAY CTY	4,440	0	1,790
DRAIN 1	4,440	0	1,790
C & R	4,440	0	1,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,320	460	Lease: 10678 Type: REAL Owner #: 706288
HOSPITAL	1,320	460	Legal: BASS GU W#3
BAY CTY ISD I&S	1,320	460	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	1,320	460	AB 265 I&GN RR CO BLK 4 SEC 6
COASTAL PLAINS	1,320	460	RRC 245439
PORT OF BAY CTY	1,320	460	
DRAIN 1	1,320	460	.007930 Royalty Interest
C & R	1,320	460	Category: G1
HB1984: The Appraised value of \$460 in 2023 as compared to \$210 in 2018 is a 119.05% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,320	0	460
HOSPITAL	1,320	0	460
BAY CTY ISD I&S	1,320	0	460
BAY CTY ISD M&O	1,320	0	460
COASTAL PLAINS	1,320	0	460
PORT OF BAY CTY	1,320	0	460
DRAIN 1	1,320	0	460
C & R	1,320	0	460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	940	100	Lease: 10706 Type: REAL Owner #: 706288
HOSPITAL	940	100	Legal: BASS GU W5
BAY CTY ISD I&S	940	100	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	940	100	AB 256 I&GN RR SEC 9
COASTAL PLAINS	940	100	RRC 249824
PORT OF BAY CTY	940	100	
DRAIN 1	940	100	.007930 Royalty Interest
C & R	940	100	Category: G1
HB1984: The Appraised value of \$100 in 2023 as compared to \$370 in 2018 is a 72.97% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	940	0	100
HOSPITAL	940	0	100
BAY CTY ISD I&S	940	0	100
BAY CTY ISD M&O	940	0	100
COASTAL PLAINS	940	0	100
PORT OF BAY CTY	940	0	100
DRAIN 1	940	0	100
C & R	940	0	100

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	7,430	0	2,430		
C & R	7,430	0	2,430		
BAY CTY ISD I&S	7,430	0	2,430		
BAY CTY ISD M&O	7,430	0	2,430		
DRAIN 1	7,430	0	2,430		
COASTAL PLAINS	7,430	0	2,430		
COUNTY	7,430	0	2,430		
HOSPITAL	7,430	0	2,430		

