

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

MADSEN ALVA CHARLES JR
9316 PERCY COURT
CHARLOTTE NC 28277



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:	712146 881
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	1,360	860	Lease: 10811 Type: REAL Owner #: 712146
HOSPITAL	1,360	860	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	1,360	860	KEBO OIL & GAS INC.
COASTAL PLAINS	1,360	860	AB 103 WILLIAMS, G J
PORT OF BAY CTY	1,360	860	RRC# 278352
DRAIN 2	1,360	860	
C & R	1,360	860	.006814 Royalty Interest
HB1984: The Appraised value of \$860 in 2023 as compared to \$690 in 2018 is a 24.64% increase.			Category: G1
			Railroad #: 278352
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,360	0	860
HOSPITAL	1,360	0	860
TIDEHAVEN ISD	1,360	0	860
COASTAL PLAINS	1,360	0	860
PORT OF BAY CTY	1,360	0	860
DRAIN 2	1,360	0	860
C & R	1,360	0	860

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	2,890	1,130	Lease: 10817 Type: REAL Owner #: 712146
HOSPITAL	2,890	1,130	Legal: PECAN UNIT #2
TIDEHAVEN ISD	2,890	1,130	KEBO OIL & GAS
COASTAL PLAINS	2,890	1,130	AB 103 WILLIAMS, G J
PORT OF BAY CTY	2,890	1,130	RRC# 279574
DRAIN 2	2,890	1,130	
C & R	2,890	1,130	.006814 Royalty Interest
HB1984: The Appraised value of \$1,130 in 2023 as compared to \$940 in 2018 is a 20.21% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,890	0	1,130
HOSPITAL	2,890	0	1,130
TIDEHAVEN ISD	2,890	0	1,130
COASTAL PLAINS	2,890	0	1,130
PORT OF BAY CTY	2,890	0	1,130
DRAIN 2	2,890	0	1,130
C & R	2,890	0	1,130

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	4,250	0	1,990		
HOSPITAL	4,250	0	1,990		
TIDEHAVEN ISD	4,250	0	1,990		
COASTAL PLAINS	4,250	0	1,990		
PORT OF BAY CTY	4,250	0	1,990		
DRAIN 2	4,250	0	1,990		
C & R	4,250	0	1,990		