

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

CORNELIUS MANAGEMENT LTD
PO BOX 151
MARKHAM TX 77456-0151



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: 706931 317
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	1,380	2,150	Lease: 940 Type: REAL Owner #: 706931
C & R	1,380	2,150	Legal: OHIO-SUN UNIT TR#2-B
TIDEHAVEN ISD	1,380	2,150	ALLEGIANTE RESOURCES
DRAIN 2	1,380	2,150	AB 329 I&GN RR #1 UNIT 990100
COASTAL PLAINS	1,380	2,150	TRACT NAME: W D CORNELIUS
COUNTY	1,380	2,150	
HOSPITAL	1,380	2,150	
HB1984: The Appraised value of \$2,150 in 2023 as compared to \$1,730 in 2018 is a 24.28% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,380	0	2,150
C & R	1,380	0	2,150
TIDEHAVEN ISD	1,380	0	2,150
DRAIN 2	1,380	0	2,150
COASTAL PLAINS	1,380	0	2,150
COUNTY	1,380	0	2,150
HOSPITAL	1,380	0	2,150

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	5,280	1,790	Lease: 10360 Type: REAL	Owner #: 706931	
HOSPITAL	5,280	1,790	Legal: CORNELIUS L		
BAY CTY ISD I&S	5,280	1,790	BLUEFIN RESOURCES		
BAY CTY ISD M&O	5,280	1,790	AB 74 JC PEYTON SUR		
COASTAL PLAINS	5,280	1,790	RRC 24381		
PORT OF BAY CTY	5,280	1,790			
DRAIN 1	5,280	1,790	.025000 Royalty Interest		
C & R	5,280	1,790	Category: G1		
No 2018 Hist			Railroad #: 24381		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	5,280	0	1,790		
HOSPITAL	5,280	0	1,790		
BAY CTY ISD I&S	5,280	0	1,790		
BAY CTY ISD M&O	5,280	0	1,790		
COASTAL PLAINS	5,280	0	1,790		
PORT OF BAY CTY	5,280	0	1,790		
DRAIN 1	5,280	0	1,790		
C & R	5,280	0	1,790		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	2,020	19,450	Lease: 10525 Type: REAL	Owner #: 706931	
HOSPITAL	2,020	19,450	Legal: CORNELIUS L #10		
BAY CTY ISD I&S	2,020	19,450	BLUEFIN RESOURCES		
BAY CTY ISD M&O	2,020	19,450	AB 74 J C PEYTON		
COASTAL PLAINS	2,020	19,450	RRC 242041		
PORT OF BAY CTY	2,020	19,450			
DRAIN 1	2,020	19,450	.025000 Royalty Interest		
C & R	2,020	19,450	Category: G1		
No 2018 Hist			Railroad #: 242041		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	2,020	0	19,450		
HOSPITAL	2,020	0	19,450		
BAY CTY ISD I&S	2,020	0	19,450		
BAY CTY ISD M&O	2,020	0	19,450		
COASTAL PLAINS	2,020	0	19,450		
PORT OF BAY CTY	2,020	0	19,450		
DRAIN 1	2,020	0	19,450		
C & R	2,020	0	19,450		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		170	Lease: 10880 Type: REAL	Owner #: 706931	
HOSPITAL		170	Legal: OHIO-SUN UNIT		
BAY CTY ISD I&S		170	ALLEGiant RESOURCES		
BAY CTY ISD M&O		170	AB 7 BETTS, J		
COASTAL PLAINS		170	RRC 293605		
PORT OF BAY CTY		170			
DRAIN 1		170	.000733 Royalty Interest		
C & R		170	Category: G1		
No 2018 Hist			Railroad #: 293605		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	0	0	170		
HOSPITAL	0	0	170		
BAY CTY ISD I&S	0	0	170		
BAY CTY ISD M&O	0	0	170		
COASTAL PLAINS	0	0	170		
PORT OF BAY CTY	0	0	170		
DRAIN 1	0	0	170		
C & R	0	0	170		

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	8,680	0	23,560		
C & R	8,680	0	23,560		
TIDEHAVEN ISD	1,380	0	2,150		
DRAIN 2	1,380	0	2,150		
COASTAL PLAINS	8,680	0	23,560		
COUNTY	8,680	0	23,560		
HOSPITAL	8,680	0	23,560		
BAY CTY ISD I&S	7,300	0	21,410		
BAY CTY ISD M&O	7,300	0	21,410		
DRAIN 1	7,300	0	21,410		

