

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

VANDERSTEEL MARION  
BANK OF AMERICA  
PO BOX 830308  
DALLAS TX 75283-0308

|||||

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: 702879 1566  
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	260	310	Lease: 2520 Type: REAL Owner #: 702879
DRAIN 2	260	310	Legal: LEWIS, J C
TIDEHAVEN ISD	260	310	ATLAS OPERATING LLC
COUNTY	260	310	AB 18 C G COX SUR
C & R	260	310	RRC 160251
COASTAL PLAINS	260	310	
HOSPITAL	260	310	.005368 Royalty Interest
HB1984: The Appraised value of \$310 in 2023 as compared to \$780 in 2018 is a 60.26% decrease.			Category: G1 Railroad #: 160251
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	260	0	310
DRAIN 2	260	0	310
TIDEHAVEN ISD	260	0	310
COUNTY	260	0	310
C & R	260	0	310
COASTAL PLAINS	260	0	310
HOSPITAL	260	0	310

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	3,800	11,540	Lease: 10278 Type: REAL Owner #: 702879
HOSPITAL	3,800	11,540	Legal: LEWIS SANTOS CU W#1
TIDEHAVEN ISD	3,800	11,540	ATLAS OPERATING LLC
PORT OF BAY CTY	3,800	11,540	AB 17 GBM COTTON SUR
DRAIN 2	3,800	11,540	RRC 188995
C & R	3,800	11,540	
COASTAL PLAINS	3,800	11,540	.014837 Royalty Interest
Category: G1			
Railroad #: 188995			
HB1984: The Appraised value of \$11,540 in 2023 as compared to \$9,060 in 2018 is a 27.37% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,800	0	11,540
HOSPITAL	3,800	0	11,540
TIDEHAVEN ISD	3,800	0	11,540
PORT OF BAY CTY	3,800	0	11,540
DRAIN 2	3,800	0	11,540
C & R	3,800	0	11,540
COASTAL PLAINS	3,800	0	11,540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,700	2,250	Lease: 10514 Type: REAL Owner #: 702879
HOSPITAL	1,700	2,250	Legal: LEWIS J C "C" WELL #1
TIDEHAVEN ISD	1,700	2,250	ATLAS OPERATING LLC
PORT OF BAY CTY	1,700	2,250	AB 18 CG COX SURVEY
DRAIN 2	1,700	2,250	RRC 24940 217099
C & R	1,700	2,250	
COASTAL PLAINS	1,700	2,250	.005324 Royalty Interest
Category: G1			
Railroad #: 24940			
HB1984: The Appraised value of \$2,250 in 2023 as compared to \$680 in 2018 is a 230.88% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,700	0	2,250
HOSPITAL	1,700	0	2,250
TIDEHAVEN ISD	1,700	0	2,250
PORT OF BAY CTY	1,700	0	2,250
DRAIN 2	1,700	0	2,250
C & R	1,700	0	2,250
COASTAL PLAINS	1,700	0	2,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	140	290	Lease: 10548 Type: REAL Owner #: 702879
HOSPITAL	140	290	Legal: LEWIS J C WELL #3
TIDEHAVEN ISD	140	290	ATLAS OPERATING LLC
COASTAL PLAINS	140	290	AB 18 CG CPX SURVEY
NAV #1 G	140	290	RRC 214657
DRAIN 3	140	290	
SEAWALL G	140	290	.005368 Royalty Interest
Category: G1			
Railroad #: 214657			
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$290 in 2023 as compared to \$340 in 2018 is a 14.71% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	140	0	290
HOSPITAL	140	0	290
TIDEHAVEN ISD	140	0	290
COASTAL PLAINS	140	0	290
NAV #1	0	290	0
DRAIN 3	140	0	290
SEAWALL	0	290	0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	400	40	Lease: 10781 Type: REAL Owner #: 702879
HOSPITAL	400	40	Legal: BUCKEYE RANCH UNIT W#1H
TIDEHAVEN ISD	400	40	SHOCO PRODUCTION LLC
COASTAL PLAINS	400	40	AB 18 C G COX
PORT OF BAY CTY	400	40	RRC 271146
DRAIN 2	400	40	
C & R	400	40	.010618 Royalty Interest
HB1984: The Appraised value of \$40 in 2023 as compared to \$300 in 2018 is a 86.67% decrease.			Category: G1
			Railroad #: 271146
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	400	0	40
HOSPITAL	400	0	40
TIDEHAVEN ISD	400	0	40
COASTAL PLAINS	400	0	40
PORT OF BAY CTY	400	0	40
DRAIN 2	400	0	40
C & R	400	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,610	12,030	Lease: 10833 Type: REAL Owner #: 702879
HOSPITAL	4,610	12,030	Legal: BUCKEYE W#1
TIDEHAVEN ISD	4,610	12,030	KEBO OIL & GAS INC
COASTAL PLAINS	4,610	12,030	AB 55 KELLER JC
PORT OF BAY CTY	4,610	12,030	RRC# 27264
DRAIN 3	4,610	12,030	
C & R	4,610	12,030	.018750 Royalty Interest
HB1984: The Appraised value of \$12,030 in 2023 as compared to \$32,490 in 2018 is a 62.97% decrease.			Category: G1
			Railroad #: 27264
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,610	0	12,030
HOSPITAL	4,610	0	12,030
TIDEHAVEN ISD	4,610	0	12,030
COASTAL PLAINS	4,610	0	12,030
PORT OF BAY CTY	4,610	0	12,030
DRAIN 3	4,610	0	12,030
C & R	4,610	0	12,030

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	10,770	0	26,170		
DRAIN 2	6,160	0	14,140		
TIDEHAVEN ISD	10,910	0	26,460		
COUNTY	10,910	0	26,460		
C & R	10,770	0	26,170		
COASTAL PLAINS	10,910	0	26,460		
HOSPITAL	10,910	0	26,460		
NAV #1	0	290	0		
DRAIN 3	4,750	0	12,320		
SEAWALL	0	290	0		

