

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

MCNAMEE LYNDIA SHIVELY
3031 CHAUCER DR
MONTGOMERY TX 77356-5443



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: 706554 946
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	40	60	Lease: 10240 Type: REAL Owner #: 706554
C & R	40	60	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	40	60	HILCORP ENERGY
VAN VLK ISD M&O	40	60	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	40	60	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	40	60	
HOSPITAL	40	60	.000007 Royalty Interest
COASTAL PLAINS	40	60	Category: G1
			Railroad #: 208139
HB1984: The Appraised value of \$60 in 2023 as compared to \$30 in 2018 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	60
C & R	40	0	60
VAN VLK ISD I&S	40	0	60
VAN VLK ISD M&O	40	0	60
PORT OF BAY CTY	40	0	60
DRAIN 1	40	0	60
HOSPITAL	40	0	60
COASTAL PLAINS	40	0	60

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	480	650	Lease: 10240 Type: REAL Owner #: 706554		
C & R	480	650	Legal: OLD OCEAN UNIT		
VAN VLK ISD I&S	480	650	HILCORP ENERGY		
VAN VLK ISD M&O	480	650	AB 3 BATTLE ETAL SUR AB 66 M B		
PORT OF BAY CTY	480	650	NUCHOLS SUR AB 76 POLLY & CHAN		
DRAIN 1	480	650			
HOSPITAL	480	650	.000082 Override Royalty		
COASTAL PLAINS	480	650	Category: G1		
			Railroad #: 208139		
HB1984: The Appraised value of \$650 in 2023 as compared to \$310 in 2018 is a 109.68% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	480	0	650		
C & R	480	0	650		
VAN VLK ISD I&S	480	0	650		
VAN VLK ISD M&O	480	0	650		
PORT OF BAY CTY	480	0	650		
DRAIN 1	480	0	650		
HOSPITAL	480	0	650		
COASTAL PLAINS	480	0	650		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	2,370	4,380	Lease: 10497 Type: REAL Owner #: 706554		
HOSPITAL	2,370	4,380	Legal: JOHNSON FOUNDATION		
VAN VLK ISD I&S	2,370	4,380	SHOCO PRODUCTION LLC		
VAN VLK ISD M&O	2,370	4,380	AB 40 F GEORGE SEC 31		
COASTAL PLAINS	2,370	4,380	RRC 263244		
PORT OF BAY CTY	2,370	4,380			
DRAIN 1	2,370	4,380	.002604 Royalty Interest		
C & R	2,370	4,380	Category: G1		
			Railroad #: 263244		
HB1984: The Appraised value of \$4,380 in 2023 as compared to \$200 in 2018 is a 2090.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	2,370	0	4,380		
HOSPITAL	2,370	0	4,380		
VAN VLK ISD I&S	2,370	0	4,380		
VAN VLK ISD M&O	2,370	0	4,380		
COASTAL PLAINS	2,370	0	4,380		
PORT OF BAY CTY	2,370	0	4,380		
DRAIN 1	2,370	0	4,380		
C & R	2,370	0	4,380		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	2,890	0	5,090		
C & R	2,890	0	5,090		
VAN VLK ISD I&S	2,890	0	5,090		
VAN VLK ISD M&O	2,890	0	5,090		
PORT OF BAY CTY	2,890	0	5,090		
DRAIN 1	2,890	0	5,090		
HOSPITAL	2,890	0	5,090		
COASTAL PLAINS	2,890	0	5,090		