

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

MCDONALD E L ESTATE TRUST  
%VALTON MCDONALD TRUSTEE  
1717 8TH ST STE 1  
BAY CITY TX 77414-5183



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: 37080 921  
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	310	480	Lease: 630 Type: REAL Owner #: 37080
C & R	310	480	Legal: OHIO-SUN UNIT TR#1-A
TIDEHAVEN ISD	310	480	ALLEGIANTE RESOURCES
DRAIN 2	310	480	AB 229 I & GN UNIT 990100
COASTAL PLAINS	310	480	TRACT NAME: J C CARLSON ET AL
COUNTY	310	480	
HOSPITAL	310	480	.000671 Royalty Interest
HB1984: The Appraised value of \$480 in 2023 as compared to \$390 in 2018 is a 23.08% increase.			Category: G1 Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	310	0	480
C & R	310	0	480
TIDEHAVEN ISD	310	0	480
DRAIN 2	310	0	480
COASTAL PLAINS	310	0	480
COUNTY	310	0	480
HOSPITAL	310	0	480

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
PORT OF BAY CTY	10	60	Lease: 790 Type: REAL Owner #: 37080
C & R	10	60	Legal: COBB, F G -A-
VAN VLK ISD I&S G	10	60	URBAN OIL & GAS GROU
VAN VLK ISD M&O G	10	60	AB 22 CUMMINS MARIA #35
DRAIN 1	10	60	RRC 20364
COASTAL PLAINS	10	60	
COUNTY	10	60	.000104 Override Royalty
HOSPITAL	10	60	Category: G1
			Railroad #: 20364
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$60 in 2023 as compared to \$40 in 2018 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	10	0	60
C & R	10	0	60
VAN VLK ISD I&S	0	60	0
VAN VLK ISD M&O	0	60	0
DRAIN 1	10	0	60
COASTAL PLAINS	10	0	60
COUNTY	10	0	60
HOSPITAL	10	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	1,260	1,520	Lease: 2520 Type: REAL Owner #: 37080
DRAIN 2	1,260	1,520	Legal: LEWIS, J C
TIDEHAVEN ISD	1,260	1,520	ATLAS OPERATING LLC
COUNTY	1,260	1,520	AB 18 C G COX SUR
C & R	1,260	1,520	RRC 160251
COASTAL PLAINS	1,260	1,520	
HOSPITAL	1,260	1,520	.026207 Royalty Interest
			Category: G1
			Railroad #: 160251
HB1984: The Appraised value of \$1,520 in 2023 as compared to \$3,800 in 2018 is a 60.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,260	0	1,520
DRAIN 2	1,260	0	1,520
TIDEHAVEN ISD	1,260	0	1,520
COUNTY	1,260	0	1,520
C & R	1,260	0	1,520
COASTAL PLAINS	1,260	0	1,520
HOSPITAL	1,260	0	1,520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	2,520	3,920	Lease: 2750 Type: REAL Owner #: 37080
DRAIN 1	2,520	3,920	Legal: OHIO-SUN UNIT TR#11-L
BAY CTY ISD I&S	2,520	3,920	ALLEGIAN RESOURCES
BAY CTY ISD M&O	2,520	3,920	AB 7 JACOB BETTS UNIT 990100
COUNTY	2,520	3,920	TRACT NAME: MCDONALD-WEST
C & R	2,520	3,920	
COASTAL PLAINS	2,520	3,920	.031250 Royalty Interest
HOSPITAL	2,520	3,920	Category: G1
			Railroad #: 2996
HB1984: The Appraised value of \$3,920 in 2023 as compared to \$3,150 in 2018 is a 24.44% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	2,520	0	3,920
DRAIN 1	2,520	0	3,920
BAY CTY ISD I&S	2,520	0	3,920
BAY CTY ISD M&O	2,520	0	3,920
COUNTY	2,520	0	3,920
C & R	2,520	0	3,920
COASTAL PLAINS	2,520	0	3,920
HOSPITAL	2,520	0	3,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	9,020	14,050	Lease: 2760 Type: REAL Owner #: 37080
DRAIN 1	9,020	14,050	Legal: OHIO-SUN UNIT TR#5-E
BAY CTY ISD I&S	9,020	14,050	ALLEGiant RESOURCES
BAY CTY ISD M&O	9,020	14,050	AB 7 JACOB BETTS UNIT 990100
C & R	9,020	14,050	TRACT NAME: E L MCDONALD ACCT1
COASTAL PLAINS	9,020	14,050	
COUNTY	9,020	14,050	.031251 Royalty Interest
HOSPITAL	9,020	14,050	Category: G1
HB1984: The Appraised value of \$14,050 in 2023 as compared to \$11,300 in 2018 is a 24.34% increase.			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	9,020	0	14,050
DRAIN 1	9,020	0	14,050
BAY CTY ISD I&S	9,020	0	14,050
BAY CTY ISD M&O	9,020	0	14,050
C & R	9,020	0	14,050
COASTAL PLAINS	9,020	0	14,050
COUNTY	9,020	0	14,050
HOSPITAL	9,020	0	14,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	10,130	15,790	Lease: 2780 Type: REAL Owner #: 37080
DRAIN 1	10,130	15,790	Legal: OHIO-SUN UNIT TR#6-F
BAY CTY ISD I&S	10,130	15,790	ALLEGiant RESOURCES
BAY CTY ISD M&O	10,130	15,790	AB 7 JACOB BETTS UNIT 990100
COUNTY	10,130	15,790	TRACT NAME: E L MCDONALD ACCT2
C & R	10,130	15,790	
COASTAL PLAINS	10,130	15,790	.031250 Royalty Interest
HOSPITAL	10,130	15,790	Category: G1
HB1984: The Appraised value of \$15,790 in 2023 as compared to \$12,690 in 2018 is a 24.43% increase.			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	10,130	0	15,790
DRAIN 1	10,130	0	15,790
BAY CTY ISD I&S	10,130	0	15,790
BAY CTY ISD M&O	10,130	0	15,790
COUNTY	10,130	0	15,790
C & R	10,130	0	15,790
COASTAL PLAINS	10,130	0	15,790
HOSPITAL	10,130	0	15,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	280	440	Lease: 3380 Type: REAL Owner #: 37080
C & R	280	440	Legal: OHIO-SUN UNIT TR#3-C
TIDEHAVEN ISD	280	440	ALLEGiant RESOURCES
DRAIN 2	280	440	AB 377 J ROBERTSON UNIT 990100
COASTAL PLAINS	280	440	TRACT NAME: AD W PIETZ
COUNTY	280	440	
HOSPITAL	280	440	.005860 Royalty Interest
HB1984: The Appraised value of \$440 in 2023 as compared to \$350 in 2018 is a 25.71% increase.			Category: G1
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	280	0	440
C & R	280	0	440
TIDEHAVEN ISD	280	0	440
DRAIN 2	280	0	440
COASTAL PLAINS	280	0	440
COUNTY	280	0	440
HOSPITAL	280	0	440

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		40	10	Lease: 3850	Type: REAL	Owner #: 37080
NAV #1	G	40	10	Legal: SLAUGHTER, L A GAS		
PALACIOS ISD	G	40	10	TRINIDAD ENERGY, LLC		
DRAIN 3	G	40	10	AB 351 R LAWDER SUR		
SEAWALL	G	40	10	RRC 7760		
COASTAL PLAINS		40	10			
HOSPITAL		40	10	.001355 Royalty Interest		
				Category: G1		
				Railroad #: 7760		
Exemptions : G=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		40	0	10		
NAV #1		0	10	0		
PALACIOS ISD		0	10	0		
DRAIN 3		0	10	0		
SEAWALL		0	10	0		
COASTAL PLAINS		40	0	10		
HOSPITAL		40	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COASTAL PLAINS		140	140	Lease: 10076	Type: REAL	Owner #: 37080
NAV #1	G	80	80	Legal: BLESSING F-3 UNIT		
PORT OF BAY CTY		50	50	HUGOTON OPERATING CO		
TIDEHAVEN ISD		140	140	AB 65 GW NEXSEN, AB 540 PIERCE		
DRAIN 4	G	140	140	AB 562 SMITH, AB 208 & 209 H&G		
SEAWALL	G	80	80			
COUNTY		140	140	.000341 Royalty Interest		
C & R		50	50	Category: G1		
HOSPITAL		140	140	Railroad #: 9803		
Exemptions : G=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$140 in 2023 as compared to \$350 in 2018 is a 60.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COASTAL PLAINS		140	0	140		
NAV #1		0	80	0		
PORT OF BAY CTY		50	0	50		
TIDEHAVEN ISD		140	0	140		
DRAIN 4		0	140	0		
SEAWALL		0	80	0		
COUNTY		140	0	140		
C & R		50	0	50		
HOSPITAL		140	0	140		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		30	60	Lease: 10383	Type: REAL	Owner #: 37080
HOSPITAL		30	60	Legal: COBB F G -A-		
VAN VLK ISD I&S	G	30	60	URBAN OIL & GAS GROU		
VAN VLK ISD M&O	G	30	60	AB 22 CUMMINS MARIA #35		
COASTAL PLAINS		30	60	RRC 24389		
PORT OF BAY CTY		30	60			
DRAIN 1		30	60	.000104 Override Royalty		
C & R		30	60	Category: G1		
				Railroad #: 24389		
Exemptions : G=LESS THAN \$500 MIN INT						
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		30	0	60		
HOSPITAL		30	0	60		
VAN VLK ISD I&S		0	60	0		
VAN VLK ISD M&O		0	60	0		
COASTAL PLAINS		30	0	60		
PORT OF BAY CTY		30	0	60		
DRAIN 1		30	0	60		
C & R		30	0	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	100	170	Lease: 10827 Type: REAL Owner #: 37080
HOSPITAL	100	170	Legal: HENRY RUGELEY W# 12
BAY CTY ISD I&S	100	170	URBAN OIL & GAS
BAY CTY ISD M&O	100	170	AB 260 I&GN RR CO
COASTAL PLAINS	100	170	RRC# 27013
PORT OF BAY CTY	100	170	
DRAIN 1	100	170	.001736 Override Royalty
C & R	100	170	Category: G1
HB1984: The Appraised value of \$170 in 2023 as compared to \$530 in 2018 is a 67.92% decrease.			Railroad #: 27013
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	100	0	170
HOSPITAL	100	0	170
BAY CTY ISD I&S	100	0	170
BAY CTY ISD M&O	100	0	170
COASTAL PLAINS	100	0	170
PORT OF BAY CTY	100	0	170
DRAIN 1	100	0	170
C & R	100	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	23,710	0	36,540
C & R	23,710	0	36,540
TIDEHAVEN ISD	1,990	0	2,580
DRAIN 2	1,850	0	2,440
COASTAL PLAINS	23,840	0	36,640
COUNTY	23,840	0	36,640
HOSPITAL	23,840	0	36,640
VAN VLK ISD I&S	0	120	0
VAN VLK ISD M&O	0	120	0
DRAIN 1	21,810	0	34,050
BAY CTY ISD I&S	21,770	0	33,930
BAY CTY ISD M&O	21,770	0	33,930
NAV #1	0	90	0
PALACIOS ISD	0	10	0
DRAIN 3	0	10	0
SEAWALL	0	90	0
DRAIN 4	0	140	0

