

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

WRIGHT CHARLOTTE DUNN
206 RIO LLANO DR W
LLANO TX 78643-9532



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: 711364 1669
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	1,430	Lease: 790 Type: REAL Owner #: 711364
C & R	260	1,430	Legal: COBB, F G -A-
VAN VLK ISD I&S	260	1,430	URBAN OIL & GAS GROU
VAN VLK ISD M&O	260	1,430	AB 22 CUMMINS MARIA #35
DRAIN 1	260	1,430	RRC 20364
COASTAL PLAINS	260	1,430	
COUNTY	260	1,430	.002500 Royalty Interest
HOSPITAL	260	1,430	Category: G1
HB1984: The Appraised value of \$1,430 in 2023 as compared to \$900 in 2018 is a 58.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	260	0	1,430
C & R	260	0	1,430
VAN VLK ISD I&S	260	0	1,430
VAN VLK ISD M&O	260	0	1,430
DRAIN 1	260	0	1,430
COASTAL PLAINS	260	0	1,430
COUNTY	260	0	1,430
HOSPITAL	260	0	1,430

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	2,980	3,720	Lease: 810 Type: REAL Owner #: 711364
C & R	2,980	3,720	Legal: COBB, F G -B-
VAN VLK ISD I&S	2,980	3,720	URBAN OIL & GAS GROU
VAN VLK ISD M&O	2,980	3,720	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	2,980	3,720	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	2,980	3,720	
COUNTY	2,980	3,720	.002500 Royalty Interest
HOSPITAL	2,980	3,720	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$3,720 in 2023 as compared to \$2,890 in 2018 is a 28.72% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	2,980	0	3,720
C & R	2,980	0	3,720
VAN VLK ISD I&S	2,980	0	3,720
VAN VLK ISD M&O	2,980	0	3,720
DRAIN 1	2,980	0	3,720
COASTAL PLAINS	2,980	0	3,720
COUNTY	2,980	0	3,720
HOSPITAL	2,980	0	3,720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	780	1,390	Lease: 10383 Type: REAL Owner #: 711364
HOSPITAL	780	1,390	Legal: COBB F G -A-
VAN VLK ISD I&S	780	1,390	URBAN OIL & GAS GROU
VAN VLK ISD M&O	780	1,390	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	780	1,390	RRC 24389
PORT OF BAY CTY	780	1,390	
DRAIN 1	780	1,390	.002500 Royalty Interest
C & R	780	1,390	Category: G1
			Railroad #: 24389
HB1984: The Appraised value of \$1,390 in 2023 as compared to \$630 in 2018 is a 120.63% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	780	0	1,390
HOSPITAL	780	0	1,390
VAN VLK ISD I&S	780	0	1,390
VAN VLK ISD M&O	780	0	1,390
COASTAL PLAINS	780	0	1,390
PORT OF BAY CTY	780	0	1,390
DRAIN 1	780	0	1,390
C & R	780	0	1,390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	190	540	Lease: 10762 Type: REAL Owner #: 711364
HOSPITAL	190	540	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	190	540	URBAN OIL & GAS GROU
VAN VLK ISD M&O	190	540	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	190	540	RRC #25806
PORT OF BAY CTY	190	540	
DRAIN 1	190	540	.002500 Royalty Interest
C & R	190	540	Category: G1
			Railroad #: 25806
HB1984: The Appraised value of \$540 in 2023 as compared to \$340 in 2018 is a 58.82% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	190	0	540
HOSPITAL	190	0	540
VAN VLK ISD I&S	190	0	540
VAN VLK ISD M&O	190	0	540
COASTAL PLAINS	190	0	540
PORT OF BAY CTY	190	0	540
DRAIN 1	190	0	540
C & R	190	0	540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	490	790	Lease: 10779 Type: REAL Owner #: 711364
HOSPITAL	490	790	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	490	790	URBAN OIL & GAS GROU
VAN VLK ISD M&O	490	790	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	490	790	RRC 26134
PORT OF BAY CTY	490	790	
DRAIN 1	490	790	.002500 Royalty Interest
C & R	490	790	Category: G1
HB1984: The Appraised value of \$790 in 2023 as compared to \$100 in 2018 is a 690.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	490	0	790
HOSPITAL	490	0	790
VAN VLK ISD I&S	490	0	790
VAN VLK ISD M&O	490	0	790
COASTAL PLAINS	490	0	790
PORT OF BAY CTY	490	0	790
DRAIN 1	490	0	790
C & R	490	0	790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		20	Lease: 10822 Type: REAL Owner #: 711364
HOSPITAL		20	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S		20	URBAN OIL & GAS
VAN VLK ISD M&O		20	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		20	RRC# 9465
PORT OF BAY CTY		20	
DRAIN 1		20	.002500 Royalty Interest
C & R		20	Category: G1
HB1984: The Appraised value of \$20 in 2023 as compared to \$30 in 2018 is a 33.33% decrease.			Railroad #: 9465
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	20
HOSPITAL	0	0	20
VAN VLK ISD I&S	0	0	20
VAN VLK ISD M&O	0	0	20
COASTAL PLAINS	0	0	20
PORT OF BAY CTY	0	0	20
DRAIN 1	0	0	20
C & R	0	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	60	70	Lease: 10861 Type: REAL Owner #: 711364
HOSPITAL	60	70	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	60	70	URBAN OIL & GAS
VAN VLK ISD M&O	60	70	AB 22 CUMMINS M
COASTAL PLAINS	60	70	RRC#290027
PORT OF BAY CTY	60	70	
DRAIN 1	60	70	.002500 Royalty Interest
C & R	60	70	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	70
HOSPITAL	60	0	70
VAN VLK ISD I&S	60	0	70
VAN VLK ISD M&O	60	0	70
COASTAL PLAINS	60	0	70
PORT OF BAY CTY	60	0	70
DRAIN 1	60	0	70
C & R	60	0	70

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	4,760	0	7,960		
C & R	4,760	0	7,960		
VAN VLK ISD I&S	4,760	0	7,960		
VAN VLK ISD M&O	4,760	0	7,960		
DRAIN 1	4,760	0	7,960		
COASTAL PLAINS	4,760	0	7,960		
COUNTY	4,760	0	7,960		
HOSPITAL	4,760	0	7,960		