

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

NORTHERN RANCH PARTNERS LLP
11630 GREEN OAKS ST
HOUSTON TX 77024-6404



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: 703140 1060
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	1,670	2,600	Lease: 630 Type: REAL Owner #: 703140
C & R	1,670	2,600	Legal: OHIO-SUN UNIT TR#1-A
TIDEHAVEN ISD	1,670	2,600	ALLEGIANTE RESOURCES
DRAIN 2	1,670	2,600	AB 229 I & GN UNIT 990100
COASTAL PLAINS	1,670	2,600	TRACT NAME: J C CARLSON ET AL
COUNTY	1,670	2,600	
HOSPITAL	1,670	2,600	
HB1984: The Appraised value of \$2,600 in 2023 as compared to \$2,090 in 2018 is a 24.40% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,670	0	2,600
C & R	1,670	0	2,600
TIDEHAVEN ISD	1,670	0	2,600
DRAIN 2	1,670	0	2,600
COASTAL PLAINS	1,670	0	2,600
COUNTY	1,670	0	2,600
HOSPITAL	1,670	0	2,600

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 C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL No 2018 Hist	30 30 30 30 30 30 30	20 20 20 20 20 20 20	Lease: 3180 Type: REAL Owner #: 703140 Legal: NORTHERN RANCH (OIL) TRINIDAD RESOURCES AB 196 WM A HURD SUR RRC 27306 .004762 Royalty Interest Category: G1 Railroad #: 27306
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	30 30 30 30 30 30 30	0 0 0 0 0 0 0	20 20 20 20 20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY C & R VAN VLK ISD I&S VAN VLK ISD M&O PORT OF BAY CTY DRAIN 1 HOSPITAL COASTAL PLAINS HB1984: The Appraised value of \$1,490 in 2023 as compared to \$720 in 2018 is a 106.94% increase.	1,090 1,090 1,090 1,090 1,090 1,090 1,090 1,090	1,490 1,490 1,490 1,490 1,490 1,490 1,490 1,490	Lease: 10240 Type: REAL Owner #: 703140 Legal: OLD OCEAN UNIT HILCORP ENERGY AB 3 BATTLE ETAL SUR AB 66 M B NUCHOLS SUR AB 76 POLLY & CHAN .000188 Royalty Interest Category: G1 Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY C & R VAN VLK ISD I&S VAN VLK ISD M&O PORT OF BAY CTY DRAIN 1 HOSPITAL COASTAL PLAINS	1,090 1,090 1,090 1,090 1,090 1,090 1,090 1,090	0 0 0 0 0 0 0 0	1,490 1,490 1,490 1,490 1,490 1,490 1,490 1,490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY C & R VAN VLK ISD I&S VAN VLK ISD M&O PORT OF BAY CTY DRAIN 1 HOSPITAL COASTAL PLAINS HB1984: The Appraised value of \$580 in 2023 as compared to \$280 in 2018 is a 107.14% increase.	420 420 420 420 420 420 420 420	580 580 580 580 580 580 580 580	Lease: 10240 Type: REAL Owner #: 703140 Legal: OLD OCEAN UNIT HILCORP ENERGY AB 3 BATTLE ETAL SUR AB 66 M B NUCHOLS SUR AB 76 POLLY & CHAN .000073 Override Royalty Category: G1 Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY C & R VAN VLK ISD I&S VAN VLK ISD M&O PORT OF BAY CTY DRAIN 1 HOSPITAL COASTAL PLAINS	420 420 420 420 420 420 420 420	0 0 0 0 0 0 0 0	580 580 580 580 580 580 580 580

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY			210	Lease: 10880	Type: REAL Owner #: 703140
HOSPITAL			210	Legal: OHIO-SUN UNIT	
BAY CTY ISD I&S	G		210	ALLEGIANT RESOURCES	
BAY CTY ISD M&O	G		210	AB 7 BETTS, J	
COASTAL PLAINS			210	RRC 293605	
PORT OF BAY CTY			210		
DRAIN 1			210	.000887 Royalty Interest	
C & R			210	Category: G1	
				Railroad #: 293605	
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	0	0	210		
HOSPITAL	0	0	210		
BAY CTY ISD I&S	0	210	0		
BAY CTY ISD M&O	0	210	0		
COASTAL PLAINS	0	0	210		
PORT OF BAY CTY	0	0	210		
DRAIN 1	0	0	210		
C & R	0	0	210		

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	3,210	0	4,900		
C & R	3,210	0	4,900		
TIDEHAVEN ISD	1,700	0	2,620		
DRAIN 2	1,700	0	2,620		
COASTAL PLAINS	3,210	0	4,900		
COUNTY	3,210	0	4,900		
HOSPITAL	3,210	0	4,900		
VAN VLK ISD I&S	1,510	0	2,070		
VAN VLK ISD M&O	1,510	0	2,070		
DRAIN 1	1,510	0	2,280		
BAY CTY ISD I&S	0	210	0		
BAY CTY ISD M&O	0	210	0		

