

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

FRANKSON JOHN C  
PO BOX 504  
PORT LAVACA TX 77979-0504



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: 706012 511  
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	100	60	Lease: 10226 Type: REAL Owner #: 706012
PALACIOS ISD	100	60	Legal: FRANKSON ETAL
NAV #1	100	60	MAMEROW ENERGY CORP
DRAIN 3	100	60	AB 140 JOHN DUNCAN # 5 SUR
HOSPITAL	100	60	RRC 23821
SEAWALL	100	60	
COASTAL PLAINS	100	60	.050000 Royalty Interest
			Category: G1
			Railroad #: 23821
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	100	0	60
PALACIOS ISD	100	0	60
NAV #1	100	0	60
DRAIN 3	100	0	60
HOSPITAL	100	0	60
SEAWALL	100	0	60
COASTAL PLAINS	100	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	2,850	9,300	Lease: 10816 Type: REAL Owner #: 706012
HOSPITAL	2,850	9,300	Legal: BAPTIST FOUNDATION
PALACIOS ISD	2,850	9,300	MAGNUM PRODUCING LP
COASTAL PLAINS	2,850	9,300	AB 140 DUNCAN, J
NAV #1	2,850	9,300	RRC 279199
DRAIN 3	2,850	9,300	
SEAWALL	2,850	9,300	.018886 Royalty Interest
HB1984: The Appraised value of \$9,300 in 2023 as compared to \$4,450 in 2018 is a 108.99% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,850	0	9,300
HOSPITAL	2,850	0	9,300
PALACIOS ISD	2,850	0	9,300
COASTAL PLAINS	2,850	0	9,300
NAV #1	2,850	0	9,300
DRAIN 3	2,850	0	9,300
SEAWALL	2,850	0	9,300

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	2,950	0	9,360		
PALACIOS ISD	2,950	0	9,360		
NAV #1	2,950	0	9,360		
DRAIN 3	2,950	0	9,360		
HOSPITAL	2,950	0	9,360		
SEAWALL	2,950	0	9,360		
COASTAL PLAINS	2,950	0	9,360		