

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

ALLEN DOROTHY A  
1930 HIDDEN CREEK DR  
KINGWOOD TX 77339-3105



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: 940 17  
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	460	580	Lease: 810 Type: REAL Owner #: 940
C & R	460	580	Legal: COBB, F G -B-
VAN VLK ISD I&S	460	580	URBAN OIL & GAS GROU
VAN VLK ISD M&O	460	580	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	460	580	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	460	580	
COUNTY	460	580	.000387 Royalty Interest
HOSPITAL	460	580	Category: G1
HB1984: The Appraised value of \$580 in 2023 as compared to \$450 in 2018 is a 28.89% increase.			Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	460	0	580
C & R	460	0	580
VAN VLK ISD I&S	460	0	580
VAN VLK ISD M&O	460	0	580
DRAIN 1	460	0	580
COASTAL PLAINS	460	0	580
COUNTY	460	0	580
HOSPITAL	460	0	580

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	140	190	Lease: 10382 Type: REAL Owner #: 940
HOSPITAL	140	190	Legal: COBB F G -B-
VAN VLK ISD I&S	140	190	URBAN OIL & GAS GROU
VAN VLK ISD M&O	140	190	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	140	190	RRC 24446
PORT OF BAY CTY	140	190	
DRAIN 1	140	190	.000387 Royalty Interest
C & R	140	190	Category: G1
HB1984: The Appraised value of \$190 in 2023 as compared to \$50 in 2018 is a 280.00% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	140	0	190
HOSPITAL	140	0	190
VAN VLK ISD I&S	140	0	190
VAN VLK ISD M&O	140	0	190
COASTAL PLAINS	140	0	190
PORT OF BAY CTY	140	0	190
DRAIN 1	140	0	190
C & R	140	0	190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	30	80	Lease: 10762 Type: REAL Owner #: 940
HOSPITAL	30	80	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	30	80	URBAN OIL & GAS GROU
VAN VLK ISD M&O	30	80	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	30	80	RRC #25806
PORT OF BAY CTY	30	80	
DRAIN 1	30	80	.000387 Royalty Interest
C & R	30	80	Category: G1
HB1984: The Appraised value of \$80 in 2023 as compared to \$50 in 2018 is a 60.00% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	30	0	80
HOSPITAL	30	0	80
VAN VLK ISD I&S	30	0	80
VAN VLK ISD M&O	30	0	80
COASTAL PLAINS	30	0	80
PORT OF BAY CTY	30	0	80
DRAIN 1	30	0	80
C & R	30	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	80	120	Lease: 10779 Type: REAL Owner #: 940
HOSPITAL	80	120	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	80	120	URBAN OIL & GAS GROU
VAN VLK ISD M&O	80	120	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	80	120	RRC 26134
PORT OF BAY CTY	80	120	
DRAIN 1	80	120	.000387 Royalty Interest
C & R	80	120	Category: G1
HB1984: The Appraised value of \$120 in 2023 as compared to \$20 in 2018 is a 500.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	120
HOSPITAL	80	0	120
VAN VLK ISD I&S	80	0	120
VAN VLK ISD M&O	80	0	120
COASTAL PLAINS	80	0	120
PORT OF BAY CTY	80	0	120
DRAIN 1	80	0	120
C & R	80	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	10	10	Lease: 10861 Type: REAL	Owner #:	940
HOSPITAL	10	10	Legal: F.G. COBB -B- W#26		
VAN VLK ISD I&S	10	10	URBAN OIL & GAS		
VAN VLK ISD M&O	10	10	AB 22 CUMMINS M		
COASTAL PLAINS	10	10	RRC#290027		
PORT OF BAY CTY	10	10			
DRAIN 1	10	10	.000386 Royalty Interest		
C & R	10	10	Category: G1		
			Railroad #:	290027	
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	10	0	10		
HOSPITAL	10	0	10		
VAN VLK ISD I&S	10	0	10		
VAN VLK ISD M&O	10	0	10		
COASTAL PLAINS	10	0	10		
PORT OF BAY CTY	10	0	10		
DRAIN 1	10	0	10		
C & R	10	0	10		

### 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	720	0	980		
C & R	720	0	980		
VAN VLK ISD I&S	720	0	980		
VAN VLK ISD M&O	720	0	980		
DRAIN 1	720	0	980		
COASTAL PLAINS	720	0	980		
COUNTY	720	0	980		
HOSPITAL	720	0	980		

