

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

WISSINK PRISCILLA COBB
2269 CR 225
BAY CITY TX 77414



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: 61615 1655
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	430	2,300	Lease: 790 Type: REAL Owner #: 61615
C & R	430	2,300	Legal: COBB, F G -A-
VAN VLK ISD I&S	430	2,300	URBAN OIL & GAS GROU
VAN VLK ISD M&O	430	2,300	AB 22 CUMMINS MARIA #35
DRAIN 1	430	2,300	RRC 20364
COASTAL PLAINS	430	2,300	
COUNTY	430	2,300	.004036 Royalty Interest
HOSPITAL	430	2,300	Category: G1
HB1984: The Appraised value of \$2,300 in 2023 as compared to \$1,460 in 2018 is a 57.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	430	0	2,300
C & R	430	0	2,300
VAN VLK ISD I&S	430	0	2,300
VAN VLK ISD M&O	430	0	2,300
DRAIN 1	430	0	2,300
COASTAL PLAINS	430	0	2,300
COUNTY	430	0	2,300
HOSPITAL	430	0	2,300

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 VAN VLK ISD I&S VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	4,810 4,810 4,810 4,810 4,810 4,810 4,810 4,810	6,000 6,000 6,000 6,000 6,000 6,000 6,000 6,000	Lease: 810 Type: REAL Owner #: 61615 Legal: COBB, F G -B- URBAN OIL & GAS GROU AB 22 & 267 CUMMINS-I & GN RR RRC 9470 9500 9504 20608 23919 .004036 Royalty Interest Category: G1 Railroad #: 9470
HB1984: The Appraised value of \$6,000 in 2023 as compared to \$4,660 in 2018 is a 28.76% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R VAN VLK ISD I&S VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	4,810 4,810 4,810 4,810 4,810 4,810 4,810 4,810	0 0 0 0 0 0 0 0	6,000 6,000 6,000 6,000 6,000 6,000 6,000 6,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	460 460 460 460 460 460 460	720 720 720 720 720 720 720	Lease: 940 Type: REAL Owner #: 61615 Legal: OHIO-SUN UNIT TR#2-B ALLEGIAN T RESOURCES AB 329 I&GN RR #1 UNIT 990100 TRACT NAME: W D CORNELIUS .005209 Royalty Interest Category: G1 Railroad #: 2996
HB1984: The Appraised value of \$720 in 2023 as compared to \$580 in 2018 is a 24.14% increase.			
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	460 460 460 460 460 460 460	0 0 0 0 0 0 0	720 720 720 720 720 720 720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	1,760 1,760 1,760 1,760 1,760 1,760 1,760 1,760	600 600 600 600 600 600 600 600	Lease: 10360 Type: REAL Owner #: 61615 Legal: CORNELIUS L BLUEFIN RESOURCES AB 74 JC PEYTON SUR RRC 24381 .008333 Royalty Interest Category: G1 Railroad #: 24381
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	1,760 1,760 1,760 1,760 1,760 1,760 1,760 1,760	0 0 0 0 0 0 0 0	600 600 600 600 600 600 600 600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,440	1,950	Lease: 10382 Type: REAL Owner #: 61615
HOSPITAL	1,440	1,950	Legal: COBB F G -B-
VAN VLK ISD I&S	1,440	1,950	URBAN OIL & GAS GROU
VAN VLK ISD M&O	1,440	1,950	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	1,440	1,950	RRC 24446
PORT OF BAY CTY	1,440	1,950	
DRAIN 1	1,440	1,950	.004035 Royalty Interest
C & R	1,440	1,950	Category: G1
HB1984: The Appraised value of \$1,950 in 2023 as compared to \$480 in 2018 is a 306.25% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,440	0	1,950
HOSPITAL	1,440	0	1,950
VAN VLK ISD I&S	1,440	0	1,950
VAN VLK ISD M&O	1,440	0	1,950
COASTAL PLAINS	1,440	0	1,950
PORT OF BAY CTY	1,440	0	1,950
DRAIN 1	1,440	0	1,950
C & R	1,440	0	1,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,250	2,240	Lease: 10383 Type: REAL Owner #: 61615
HOSPITAL	1,250	2,240	Legal: COBB F G -A-
VAN VLK ISD I&S	1,250	2,240	URBAN OIL & GAS GROU
VAN VLK ISD M&O	1,250	2,240	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	1,250	2,240	RRC 24389
PORT OF BAY CTY	1,250	2,240	
DRAIN 1	1,250	2,240	.004035 Royalty Interest
C & R	1,250	2,240	Category: G1
HB1984: The Appraised value of \$2,240 in 2023 as compared to \$1,010 in 2018 is a 121.78% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,250	0	2,240
HOSPITAL	1,250	0	2,240
VAN VLK ISD I&S	1,250	0	2,240
VAN VLK ISD M&O	1,250	0	2,240
COASTAL PLAINS	1,250	0	2,240
PORT OF BAY CTY	1,250	0	2,240
DRAIN 1	1,250	0	2,240
C & R	1,250	0	2,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	670	6,480	Lease: 10525 Type: REAL Owner #: 61615
HOSPITAL	670	6,480	Legal: CORNELIUS L #10
BAY CTY ISD I&S	670	6,480	BLUEFIN RESOURCES
BAY CTY ISD M&O	670	6,480	AB 74 J C PEYTON
COASTAL PLAINS	670	6,480	RRC 242041
PORT OF BAY CTY	670	6,480	
DRAIN 1	670	6,480	.008333 Royalty Interest
C & R	670	6,480	Category: G1
No 2018 Hist			Railroad #: 242041
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	670	0	6,480
HOSPITAL	670	0	6,480
BAY CTY ISD I&S	670	0	6,480
BAY CTY ISD M&O	670	0	6,480
COASTAL PLAINS	670	0	6,480
PORT OF BAY CTY	670	0	6,480
DRAIN 1	670	0	6,480
C & R	670	0	6,480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	300	880	Lease: 10762 Type: REAL Owner #: 61615
HOSPITAL	300	880	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	300	880	URBAN OIL & GAS GROU
VAN VLK ISD M&O	300	880	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	300	880	RRC #25806
PORT OF BAY CTY	300	880	
DRAIN 1	300	880	.004036 Royalty Interest
C & R	300	880	Category: G1
HB1984: The Appraised value of \$880 in 2023 as compared to \$550 in 2018 is a 60.00% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	300	0	880
HOSPITAL	300	0	880
VAN VLK ISD I&S	300	0	880
VAN VLK ISD M&O	300	0	880
COASTAL PLAINS	300	0	880
PORT OF BAY CTY	300	0	880
DRAIN 1	300	0	880
C & R	300	0	880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	790	1,280	Lease: 10779 Type: REAL Owner #: 61615
HOSPITAL	790	1,280	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	790	1,280	URBAN OIL & GAS GROU
VAN VLK ISD M&O	790	1,280	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	790	1,280	RRC 26134
PORT OF BAY CTY	790	1,280	
DRAIN 1	790	1,280	.004037 Royalty Interest
C & R	790	1,280	Category: G1
HB1984: The Appraised value of \$1,280 in 2023 as compared to \$160 in 2018 is a 700.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	790	0	1,280
HOSPITAL	790	0	1,280
VAN VLK ISD I&S	790	0	1,280
VAN VLK ISD M&O	790	0	1,280
COASTAL PLAINS	790	0	1,280
PORT OF BAY CTY	790	0	1,280
DRAIN 1	790	0	1,280
C & R	790	0	1,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		30	Lease: 10822 Type: REAL Owner #: 61615
HOSPITAL		30	Legal: COBB, F. G. -B- W# 41
VAN VLK ISD I&S		30	URBAN OIL & GAS
VAN VLK ISD M&O		30	AB 22 CUMMINS MARIA #35
COASTAL PLAINS		30	RRC# 9465
PORT OF BAY CTY		30	
DRAIN 1		30	.004036 Royalty Interest
C & R		30	Category: G1
HB1984: The Appraised value of \$30 in 2023 as compared to \$50 in 2018 is a 40.00% decrease.			Railroad #: 9465
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	30
HOSPITAL	0	0	30
VAN VLK ISD I&S	0	0	30
VAN VLK ISD M&O	0	0	30
COASTAL PLAINS	0	0	30
PORT OF BAY CTY	0	0	30
DRAIN 1	0	0	30
C & R	0	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	90	110	Lease: 10861 Type: REAL	Owner #: 61615	
HOSPITAL	90	110	Legal: F.G. COBB -B- W#26		
VAN VLK ISD I&S	90	110	URBAN OIL & GAS		
VAN VLK ISD M&O	90	110	AB 22 CUMMINS M		
COASTAL PLAINS	90	110	RRC#290027		
PORT OF BAY CTY	90	110			
DRAIN 1	90	110	.004036 Royalty Interest		
C & R	90	110	Category: G1		
No 2018 Hist			Railroad #: 290027		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	90	0	110		
HOSPITAL	90	0	110		
VAN VLK ISD I&S	90	0	110		
VAN VLK ISD M&O	90	0	110		
COASTAL PLAINS	90	0	110		
PORT OF BAY CTY	90	0	110		
DRAIN 1	90	0	110		
C & R	90	0	110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		60	Lease: 10880 Type: REAL	Owner #: 61615	
HOSPITAL		60	Legal: OHIO-SUN UNIT		
BAY CTY ISD I&S		60	ALLEGiant RESOURCES		
BAY CTY ISD M&O		60	AB 7 BETTS, J		
COASTAL PLAINS		60	RRC 293605		
PORT OF BAY CTY		60			
DRAIN 1		60	.000244 Royalty Interest		
C & R		60	Category: G1		
No 2018 Hist			Railroad #: 293605		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	0	0	60		
HOSPITAL	0	0	60		
BAY CTY ISD I&S	0	0	60		
BAY CTY ISD M&O	0	0	60		
COASTAL PLAINS	0	0	60		
PORT OF BAY CTY	0	0	60		
DRAIN 1	0	0	60		
C & R	0	0	60		

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	12,000	0	22,650		
C & R	12,000	0	22,650		
VAN VLK ISD I&S	9,110	0	14,790		
VAN VLK ISD M&O	9,110	0	14,790		
DRAIN 1	11,540	0	21,930		
COASTAL PLAINS	12,000	0	22,650		
COUNTY	12,000	0	22,650		
HOSPITAL	12,000	0	22,650		
TIDEHAVEN ISD	460	0	720		
DRAIN 2	460	0	720		
BAY CTY ISD I&S	2,430	0	7,140		
BAY CTY ISD M&O	2,430	0	7,140		

