

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

NEWTON FINANCIAL
100 W HOUSTON ST STE 1010
SAN ANTONIO TX 78205-1424



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: 706265 1045
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	780	1,550	Lease: 1850 Type: REAL Owner #: 706265
NAV #1	780	1,550	Legal: HICKL, LOUIS J W#1-T
PALACIOS ISD	780	1,550	TRINIDAD ENERGY, LLC
DRAIN 3	780	1,550	AB 371 SUSAN PERKINS SUR
SEAWALL	780	1,550	RRC 7736
COASTAL PLAINS	780	1,550	
HOSPITAL	780	1,550	.001556 Royalty Interest
HB1984: The Appraised value of \$1,550 in 2023 as compared to \$560 in 2018 is a 176.79% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	780	0	1,550
NAV #1	780	0	1,550
PALACIOS ISD	780	0	1,550
DRAIN 3	780	0	1,550
SEAWALL	780	0	1,550
COASTAL PLAINS	780	0	1,550
HOSPITAL	780	0	1,550

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 G DRAIN 2 G COASTAL PLAINS COUNTY HOSPITAL	10 10 10 10 10 10 10	10 10 10 10 10 10 10	Lease: 3180 Type: REAL Owner #: 706265 Legal: NORTHERN RANCH (OIL) TRINIDAD RESOURCES AB 196 WM A HURD SUR RRC 27306 .001784 Royalty Interest Category: G1 Railroad #: 27306
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist			
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	10 10 0 0 10 10 10	0 0 10 10 0 0 0	10 10 0 0 10 10 10

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	20,030 20,030 20,030 20,030 20,030 20,030 20,030	56,180 56,180 56,180 56,180 56,180 56,180 56,180	Lease: 4725 Type: REAL Owner #: 706265 Legal: WATSON F M TRUST ET AL "B" ATLAS OPERATING LLC AB 66 M B NUCKOLS SUR RRC 94134 .087300 Royalty Interest Category: G1 Railroad #: 94134
HB1984: The Appraised value of \$56,180 in 2023 as compared to \$30,530 in 2018 is a 84.02% 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	20,030 20,030 20,030 20,030 20,030 20,030 20,030	0 0 0 0 0 0 0	56,180 56,180 56,180 56,180 56,180 56,180 56,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL PALACIOS ISD NAV #1 DRAIN 3 SEAWALL COASTAL PLAINS	190 190 190 190 190 190 190	260 260 260 260 260 260 260	Lease: 10162 Type: REAL Owner #: 706265 Legal: LARSON W#1 TRINIDAD ENERGY, LLC AB 371 SUSAN PERKINS SUR RRC 163278 .001556 Royalty Interest Category: G1 Railroad #: 163278
HB1984: The Appraised value of \$260 in 2023 as compared to \$80 in 2018 is a 225.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL PALACIOS ISD NAV #1 DRAIN 3 SEAWALL COASTAL PLAINS	190 190 190 190 190 190 190	0 0 0 0 0 0 0	260 260 260 260 260 260 260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,390	3,420	Lease: 10240 Type: REAL Owner #: 706265
C & R	2,390	3,420	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	2,390	3,420	HILCORP ENERGY
VAN VLK ISD M&O	2,390	3,420	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	2,390	3,420	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	2,390	3,420	
HOSPITAL	2,390	3,420	.000431 Royalty Interest
COASTAL PLAINS	2,390	3,420	Category: G1
HB1984: The Appraised value of \$3,420 in 2023 as compared to \$1,570 in 2018 is a 117.83% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,390	0	3,420
C & R	2,390	0	3,420
VAN VLK ISD I&S	2,390	0	3,420
VAN VLK ISD M&O	2,390	0	3,420
PORT OF BAY CTY	2,390	0	3,420
DRAIN 1	2,390	0	3,420
HOSPITAL	2,390	0	3,420
COASTAL PLAINS	2,390	0	3,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	730	1,000	Lease: 10240 Type: REAL Owner #: 706265
C & R	730	1,000	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	730	1,000	HILCORP ENERGY
VAN VLK ISD M&O	730	1,000	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	730	1,000	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	730	1,000	
HOSPITAL	730	1,000	.000126 Override Royalty
COASTAL PLAINS	730	1,000	Category: G1
HB1984: The Appraised value of \$1,000 in 2023 as compared to \$480 in 2018 is a 108.33% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	730	0	1,000
C & R	730	0	1,000
VAN VLK ISD I&S	730	0	1,000
VAN VLK ISD M&O	730	0	1,000
PORT OF BAY CTY	730	0	1,000
DRAIN 1	730	0	1,000
HOSPITAL	730	0	1,000
COASTAL PLAINS	730	0	1,000

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	24,130	0	62,420		
NAV #1	970	0	1,810		
PALACIOS ISD	970	0	1,810		
DRAIN 3	970	0	1,810		
SEAWALL	970	0	1,810		
COASTAL PLAINS	24,130	0	62,420		
HOSPITAL	24,130	0	62,420		
PORT OF BAY CTY	23,160	0	60,610		
C & R	23,160	0	60,610		
TIDEHAVEN ISD	0	10	0		
DRAIN 2	0	10	0		
VAN VLK ISD I&S	23,150	0	60,600		
VAN VLK ISD M&O	23,150	0	60,600		
DRAIN 1	23,150	0	60,600		

