

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

CAIN JAMES WALKER II TRUST  
%WALTER H WALNE III TRUSTEE  
PO BOX 56367  
HOUSTON TX 77256



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: 701955 217  
  
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	40	50	Lease: 10240 Type: REAL Owner #: 701955
C & R	40	50	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	40	50	HILCORP ENERGY
VAN VLK ISD M&O	40	50	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	40	50	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	40	50	
HOSPITAL	40	50	.000006 Royalty Interest
COASTAL PLAINS	40	50	Category: G1
			Railroad #: 208139
HB1984: The Appraised value of \$50 in 2023 as compared to \$20 in 2018 is a 150.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	50
C & R	40	0	50
VAN VLK ISD I&S	40	0	50
VAN VLK ISD M&O	40	0	50
PORT OF BAY CTY	40	0	50
DRAIN 1	40	0	50
HOSPITAL	40	0	50
COASTAL PLAINS	40	0	50

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](https://www.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	840	1,150	Lease: 10240 Type: REAL Owner #: 701955
C & R	840	1,150	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	840	1,150	HILCORP ENERGY
VAN VLK ISD M&O	840	1,150	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	840	1,150	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	840	1,150	
HOSPITAL	840	1,150	.000145 Override Royalty
COASTAL PLAINS	840	1,150	Category: G1
HB1984: The Appraised value of \$1,150 in 2023 as compared to \$560 in 2018 is a 105.36% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	840	0	1,150
C & R	840	0	1,150
VAN VLK ISD I&S	840	0	1,150
VAN VLK ISD M&O	840	0	1,150
PORT OF BAY CTY	840	0	1,150
DRAIN 1	840	0	1,150
HOSPITAL	840	0	1,150
COASTAL PLAINS	840	0	1,150

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
COUNTY	880	0	1,200
C & R	880	0	1,200
VAN VLK ISD I&S	880	0	1,200
VAN VLK ISD M&O	880	0	1,200
PORT OF BAY CTY	880	0	1,200
DRAIN 1	880	0	1,200
HOSPITAL	880	0	1,200
COASTAL PLAINS	880	0	1,200