

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

PETERSON PHILIP M  
% PDS TAX SERVICES INC  
777 TAYLOR STREET PH P1A  
FORT WORTH TX 76102-4944



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: 43755 1139  
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	230	230	Lease: 10162 Type: REAL Owner #: 43755
HOSPITAL	230	230	Legal: LARSON WH1
PALACIOS ISD G	230	230	TRINIDAD ENERGY, LLC
NAV #1 G	230	230	AB 371 SUSAN PERKINS SUR
DRAIN 3 G	230	230	RRC 163278
SEAWALL G	230	230	Agent: 113
COASTAL PLAINS	230	230	.001390 Royalty Interest
Exemptions : G=LESS THAN \$500 MIN INT			Category: G1
HB1984: The Appraised value of \$230 in 2023		as compared to \$90 in 2018 is a 155.56% increase.	Railroad #: 163278
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	230	0	230
HOSPITAL	230	0	230
PALACIOS ISD	0	230	0
NAV #1	0	230	0
DRAIN 3	0	230	0
SEAWALL	0	230	0
COASTAL PLAINS	230	0	230

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		100	100	Lease: 10162	Type: REAL	Owner #: 43755
HOSPITAL		100	100	Legal: LARSON W#1		
PALACIOS ISD	G	100	100		TRINIDAD ENERGY, LLC	
NAV #1	G	100	100		AB 371 SUSAN PERKINS SUR	
DRAIN 3	G	100	100		RRC 163278	
SEAWALL	G	100	100			Agent: 113
COASTAL PLAINS		100	100		.000617 Override Royalty	
				Category: G1		
				Railroad #: 163278		
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$100 in 2023 as compared to \$40 in 2018 is a 150.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	100	0	100			
HOSPITAL	100	0	100			
PALACIOS ISD	0	100	0			
NAV #1	0	100	0			
DRAIN 3	0	100	0			
SEAWALL	0	100	0			
COASTAL PLAINS	100	0	100			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		12,850	17,540	Lease: 10240	Type: REAL	Owner #: 43755
C & R		12,850	17,540	Legal: OLD OCEAN UNIT		
VAN VLK ISD I&S		12,850	17,540		HILCORP ENERGY	
VAN VLK ISD M&O		12,850	17,540		AB 3 BATTLE ETAL SUR AB 66 M B	
PORT OF BAY CTY		12,850	17,540		NUCHOLS SUR AB 76 POLLY & CHAN	
DRAIN 1		12,850	17,540			Agent: 113
HOSPITAL		12,850	17,540		.002213 Royalty Interest	
COASTAL PLAINS		12,850	17,540		Category: G1	
				Railroad #: 208139		
HB1984: The Appraised value of \$17,540 in 2023 as compared to \$8,480 in 2018 is a 106.84% increase.						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	12,850	0	17,540			
C & R	12,850	0	17,540			
VAN VLK ISD I&S	12,850	0	17,540			
VAN VLK ISD M&O	12,850	0	17,540			
PORT OF BAY CTY	12,850	0	17,540			
DRAIN 1	12,850	0	17,540			
HOSPITAL	12,850	0	17,540			
COASTAL PLAINS	12,850	0	17,540			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		1,370	1,870	Lease: 10240	Type: REAL	Owner #: 43755
C & R		1,370	1,870	Legal: OLD OCEAN UNIT		
VAN VLK ISD I&S		1,370	1,870		HILCORP ENERGY	
VAN VLK ISD M&O		1,370	1,870		AB 3 BATTLE ETAL SUR AB 66 M B	
PORT OF BAY CTY		1,370	1,870		NUCHOLS SUR AB 76 POLLY & CHAN	
DRAIN 1		1,370	1,870			Agent: 113
HOSPITAL		1,370	1,870		.000236 Override Royalty	
COASTAL PLAINS		1,370	1,870		Category: G1	
				Railroad #: 208139		
HB1984: The Appraised value of \$1,870 in 2023 as compared to \$900 in 2018 is a 107.78% increase.						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	1,370	0	1,870			
C & R	1,370	0	1,870			
VAN VLK ISD I&S	1,370	0	1,870			
VAN VLK ISD M&O	1,370	0	1,870			
PORT OF BAY CTY	1,370	0	1,870			
DRAIN 1	1,370	0	1,870			
HOSPITAL	1,370	0	1,870			
COASTAL PLAINS	1,370	0	1,870			

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	14,550	0	19,740		
HOSPITAL	14,550	0	19,740		
PALACIOS ISD	0	330	0		
NAV #1	0	330	0		
DRAIN 3	0	330	0		
SEAWALL	0	330	0		
COASTAL PLAINS	14,550	0	19,740		
C & R	14,220	0	19,410		
VAN VLK ISD I&S	14,220	0	19,410		
VAN VLK ISD M&O	14,220	0	19,410		
PORT OF BAY CTY	14,220	0	19,410		
DRAIN 1	14,220	0	19,410		

