

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

PEDEN JANET LEWIS
%BILL ISAACSON
2020 AVENUE H
BAY CITY TX 77414-5121



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: 706633 1117
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	80	120	Lease: 630 Type: REAL Owner #: 706633
C & R	80	120	Legal: OHIO-SUN UNIT TR#1-A
TIDEHAVEN ISD G	80	120	ALLEGIANTE RESOURCES
DRAIN 2 G	80	120	AB 229 I & GN UNIT 990100
COASTAL PLAINS	80	120	TRACT NAME: J C CARLSON ET AL
COUNTY	80	120	
HOSPITAL	80	120	.000168 Royalty Interest
Exemptions : G=LESS THAN \$500 MIN INT			Category: G1
HB1984: The Appraised value of \$120 in 2023			Railroad #: 2996
as compared to \$100 in 2018 is a 20.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	80	0	120
C & R	80	0	120
TIDEHAVEN ISD	0	120	0
DRAIN 2	0	120	0
COASTAL PLAINS	80	0	120
COUNTY	80	0	120
HOSPITAL	80	0	120

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 G VAN VLK ISD M&O G DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist		10 10 10 10 10 10 10 10	Lease: 790 Type: REAL Owner #: 706633 Legal: COBB, F G -A- URBAN OIL & GAS GROU AB 22 CUMMINS MARIA #35 RRC 20364 .000013 Royalty Interest Category: G1 Railroad #: 20364
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	0 0 0 0 0 0 0 0	0 0 10 10 0 0 0 0	10 10 0 0 10 10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY C & R VAN VLK ISD I&S G VAN VLK ISD M&O G DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist		10 10 10 10 10 10 10 10	Lease: 790 Type: REAL Owner #: 706633 Legal: COBB, F G -A- URBAN OIL & GAS GROU AB 22 CUMMINS MARIA #35 RRC 20364 .000013 Override Royalty Category: G1 Railroad #: 20364
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	0 0 0 0 0 0 0 0	0 0 10 10 0 0 0 0	10 10 0 0 10 10 10 10

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 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.	20 20 20 20 20 20 20	40 40 40 40 40 40 40	Lease: 3380 Type: REAL Owner #: 706633 Legal: OHIO-SUN UNIT TR#3-C ALLEGIAN RESOURCES AB 377 J ROBERTSON UNIT 990100 TRACT NAME: AD W PIETZ .000488 Royalty Interest Category: G1 Railroad #: 2996
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	20 20 0 0 20 20 20	0 0 40 40 0 0 0	40 40 0 0 40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COASTAL PLAINS	30	30	Lease: 10076 Type: REAL Owner #: 706633
NAV #1	20	20	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	10	10	HUGOTON OPERATING CO
TIDEHAVEN ISD	30	30	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	30	30	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	20	20	
COUNTY	30	30	.000085 Royalty Interest
C & R	10	10	Category: G1
HOSPITAL	30	30	Railroad #: 9803
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$30 in 2023 as compared to \$90 in 2018 is a 66.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	30	0	30
NAV #1	0	20	0
PORT OF BAY CTY	10	0	10
TIDEHAVEN ISD	0	30	0
DRAIN 4	0	30	0
SEAWALL	0	20	0
COUNTY	30	0	30
C & R	10	0	10
HOSPITAL	30	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	50,520	21,270	Lease: 10263 Type: REAL Owner #: 706633
HOSPITAL	50,520	21,270	Legal: LEWIS #1
BAY CTY ISD I&S	50,520	21,270	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	50,520	21,270	AB 9 BOWMAN & WILLIAMS
PORT OF BAY CTY	50,520	21,270	RRC 185153
DRAIN 1	50,520	21,270	
C & R	50,520	21,270	.039062 Royalty Interest
COASTAL PLAINS	50,520	21,270	Category: G1
HB1984: The Appraised value of \$21,270 in 2023 as compared to \$12,020 in 2018 is a 76.96% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	50,520	0	21,270
HOSPITAL	50,520	0	21,270
BAY CTY ISD I&S	50,520	0	21,270
BAY CTY ISD M&O	50,520	0	21,270
PORT OF BAY CTY	50,520	0	21,270
DRAIN 1	50,520	0	21,270
C & R	50,520	0	21,270
COASTAL PLAINS	50,520	0	21,270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	5,700	1,760	Lease: 10302 Type: REAL Owner #: 706633
HOSPITAL	5,700	1,760	Legal: LEWIS #2
BAY CTY ISD I&S	5,700	1,760	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	5,700	1,760	AB 9 BOWMAN & WILLIAMS
PORT OF BAY CTY	5,700	1,760	RRC 190214
DRAIN 1	5,700	1,760	
C & R	5,700	1,760	.039062 Royalty Interest
COASTAL PLAINS	5,700	1,760	Category: G1
HB1984: The Appraised value of \$1,760 in 2023 as compared to \$640 in 2018 is a 175.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,700	0	1,760
HOSPITAL	5,700	0	1,760
BAY CTY ISD I&S	5,700	0	1,760
BAY CTY ISD M&O	5,700	0	1,760
PORT OF BAY CTY	5,700	0	1,760
DRAIN 1	5,700	0	1,760
C & R	5,700	0	1,760
COASTAL PLAINS	5,700	0	1,760

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY			10	Lease: 10383	Type: REAL	Owner #: 706633
HOSPITAL			10	Legal: COBB F G -A-		
VAN VLK ISD I&S	G		10	URBAN OIL & GAS GROU		
VAN VLK ISD M&O	G		10	AB 22 CUMMINS MARIA #35		
COASTAL PLAINS			10	RRC 24389		
PORT OF BAY CTY			10			
DRAIN 1			10	.000013 Royalty Interest		
C & R			10	Category: G1		
				Railroad #: 24389		
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	0	0	10			
HOSPITAL	0	0	10			
VAN VLK ISD I&S	0	10	0			
VAN VLK ISD M&O	0	10	0			
COASTAL PLAINS	0	0	10			
PORT OF BAY CTY	0	0	10			
DRAIN 1	0	0	10			
C & R	0	0	10			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY			10	Lease: 10383	Type: REAL	Owner #: 706633
HOSPITAL			10	Legal: COBB F G -A-		
VAN VLK ISD I&S	G		10	URBAN OIL & GAS GROU		
VAN VLK ISD M&O	G		10	AB 22 CUMMINS MARIA #35		
COASTAL PLAINS			10	RRC 24389		
PORT OF BAY CTY			10			
DRAIN 1			10	.000013 Override Royalty		
C & R			10	Category: G1		
				Railroad #: 24389		
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	0	0	10			
HOSPITAL	0	0	10			
VAN VLK ISD I&S	0	10	0			
VAN VLK ISD M&O	0	10	0			
COASTAL PLAINS	0	0	10			
PORT OF BAY CTY	0	0	10			
DRAIN 1	0	0	10			
C & R	0	0	10			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,780	170	Lease: 10703 Type: REAL Owner #: 706633
HOSPITAL	1,780	170	Legal: LEWIS W3
BAY CTY ISD I&S	1,780	170	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	1,780	170	AB 9 J BOWMANS
COASTAL PLAINS	1,780	170	RRC 249847
PORT OF BAY CTY	1,780	170	
DRAIN 1	1,780	170	.039062 Royalty Interest
C & R	1,780	170	Category: G1
HB1984: The Appraised value of \$170 in 2023 as compared to \$350 in 2018 is a 51.43% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,780	0	170
HOSPITAL	1,780	0	170
BAY CTY ISD I&S	1,780	0	170
BAY CTY ISD M&O	1,780	0	170
COASTAL PLAINS	1,780	0	170
PORT OF BAY CTY	1,780	0	170
DRAIN 1	1,780	0	170
C & R	1,780	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	720	1,590	Lease: 10714 Type: REAL Owner #: 706633
HOSPITAL	720	1,590	Legal: TALAFUSE GAS UNIT W3
BAY CTY ISD I&S	720	1,590	RAP OPERATING LLC
BAY CTY ISD M&O	720	1,590	AB 347 P KESTLER
COASTAL PLAINS	720	1,590	RRC 254779
PORT OF BAY CTY	720	1,590	
DRAIN 1	720	1,590	.005713 Royalty Interest
C & R	720	1,590	Category: G1
HB1984: The Appraised value of \$1,590 in 2023 as compared to \$480 in 2018 is a 231.25% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	720	0	1,590
HOSPITAL	720	0	1,590
BAY CTY ISD I&S	720	0	1,590
BAY CTY ISD M&O	720	0	1,590
COASTAL PLAINS	720	0	1,590
PORT OF BAY CTY	720	0	1,590
DRAIN 1	720	0	1,590
C & R	720	0	1,590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	20	Lease: 10827 Type: REAL Owner #: 706633
HOSPITAL	10	20	Legal: HENRY RUGELEY W# 12
BAY CTY ISD I&S	10	20	URBAN OIL & GAS
BAY CTY ISD M&O	10	20	AB 260 I&GN RR CO
COASTAL PLAINS	10	20	RRC# 27013
PORT OF BAY CTY	10	20	
DRAIN 1	10	20	.000217 Royalty Interest
C & R	10	20	Category: G1
HB1984: The Appraised value of \$20 in 2023 as compared to \$70 in 2018 is a 71.43% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	20
HOSPITAL	10	0	20
BAY CTY ISD I&S	10	0	20
BAY CTY ISD M&O	10	0	20
COASTAL PLAINS	10	0	20
PORT OF BAY CTY	10	0	20
DRAIN 1	10	0	20
C & R	10	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	20	Lease: 10827 Type: REAL Owner #: 706633
HOSPITAL	10	20	Legal: HENRY RUGELEY W# 12
BAY CTY ISD I&S	10	20	URBAN OIL & GAS
BAY CTY ISD M&O	10	20	AB 260 I&GN RR CO
COASTAL PLAINS	10	20	RRC# 27013
PORT OF BAY CTY	10	20	
DRAIN 1	10	20	.000217 Override Royalty
C & R	10	20	Category: G1
HB1984: The Appraised value of \$20 in 2023 as compared to \$70 in 2018 is a 71.43% decrease.			Railroad #: 27013
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	20
HOSPITAL	10	0	20
BAY CTY ISD I&S	10	0	20
BAY CTY ISD M&O	10	0	20
COASTAL PLAINS	10	0	20
PORT OF BAY CTY	10	0	20
DRAIN 1	10	0	20
C & R	10	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10880 Type: REAL Owner #: 706633
HOSPITAL		10	Legal: OHIO-SUN UNIT
BAY CTY ISD I&S		10	ALLEGIANTE RESOURCES
BAY CTY ISD M&O		10	AB 7 BETTS, J
COASTAL PLAINS		10	RRC 293605
PORT OF BAY CTY		10	
DRAIN 1		10	.000053 Royalty Interest
C & R		10	Category: G1
No 2018 Hist			Railroad #: 293605
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	10
HOSPITAL	0	0	10
BAY CTY ISD I&S	0	0	10
BAY CTY ISD M&O	0	0	10
COASTAL PLAINS	0	0	10
PORT OF BAY CTY	0	0	10
DRAIN 1	0	0	10
C & R	0	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	58,850	0	25,050		
C & R	58,850	0	25,050		
TIDEHAVEN ISD	0	190	0		
DRAIN 2	0	160	0		
COASTAL PLAINS	58,870	0	25,070		
COUNTY	58,870	0	25,070		
HOSPITAL	58,870	0	25,070		
VAN VLK ISD I&S	0	40	0		
VAN VLK ISD M&O	0	40	0		
DRAIN 1	58,740	0	24,880		
NAV #1	0	20	0		
DRAIN 4	0	30	0		
SEAWALL	0	20	0		
BAY CTY ISD I&S	58,740	0	24,840		
BAY CTY ISD M&O	58,740	0	24,840		