

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

VANDERSTEEL OIL & GAS AGENCY
BANK OF AMERICA
PO BOX 830308
DALLAS TX 75283-0308



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: 703335 1567
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	780	940	Lease: 2520 Type: REAL Owner #: 703335
DRAIN 2	780	940	Legal: LEWIS, J C
TIDEHAVEN ISD	780	940	ATLAS OPERATING LLC
COUNTY	780	940	AB 18 C G COX SUR
C & R	780	940	RRC 160251
COASTAL PLAINS	780	940	
HOSPITAL	780	940	.016103 Royalty Interest
HB1984: The Appraised value of \$940 in 2023 as compared to \$2,340 in 2018 is a 59.83% decrease.			Category: G1
			Railroad #: 160251
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	780	0	940
DRAIN 2	780	0	940
TIDEHAVEN ISD	780	0	940
COUNTY	780	0	940
C & R	780	0	940
COASTAL PLAINS	780	0	940
HOSPITAL	780	0	940

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	5,090	6,740	Lease: 10514 Type: REAL Owner #: 703335
HOSPITAL	5,090	6,740	Legal: LEWIS J C "C" WELL #1
TIDEHAVEN ISD	5,090	6,740	ATLAS OPERATING LLC
PORT OF BAY CTY	5,090	6,740	AB 18 CG COX SURVEY
DRAIN 2	5,090	6,740	RRC 24940 217099
C & R	5,090	6,740	
COASTAL PLAINS	5,090	6,740	.015972 Royalty Interest
HB1984: The Appraised value of \$6,740 in 2023 as compared to \$2,030 in 2018 is a 232.02% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,090	0	6,740
HOSPITAL	5,090	0	6,740
TIDEHAVEN ISD	5,090	0	6,740
PORT OF BAY CTY	5,090	0	6,740
DRAIN 2	5,090	0	6,740
C & R	5,090	0	6,740
COASTAL PLAINS	5,090	0	6,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	410	860	Lease: 10548 Type: REAL Owner #: 703335
HOSPITAL	410	860	Legal: LEWIS J C WELL #3
TIDEHAVEN ISD	410	860	ATLAS OPERATING LLC
COASTAL PLAINS	410	860	AB 18 CG CPX SURVEY
NAV #1	410	860	RRC 214657
DRAIN 3	410	860	
SEAWALL	410	860	.016103 Royalty Interest
HB1984: The Appraised value of \$860 in 2023 as compared to \$1,010 in 2018 is a 14.85% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	410	0	860
HOSPITAL	410	0	860
TIDEHAVEN ISD	410	0	860
COASTAL PLAINS	410	0	860
NAV #1	410	0	860
DRAIN 3	410	0	860
SEAWALL	410	0	860

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	5,870	0	7,680		
DRAIN 2	5,870	0	7,680		
TIDEHAVEN ISD	6,280	0	8,540		
COUNTY	6,280	0	8,540		
C & R	5,870	0	7,680		
COASTAL PLAINS	6,280	0	8,540		
HOSPITAL	6,280	0	8,540		
NAV #1	410	0	860		
DRAIN 3	410	0	860		
SEAWALL	410	0	860		