

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

WHITE PHILIP COBB  
6218 ARIEL ST  
HOUSTON TX 77074-7504



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: 708362 1619  
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	60	320	Lease: 790 Type: REAL Owner #: 708362
C & R	60	320	Legal: COBB, F G -A-
VAN VLK ISD I&S	60	320	URBAN OIL & GAS GROU
VAN VLK ISD M&O	60	320	AB 22 CUMMINS MARIA #35
DRAIN 1	60	320	RRC 20364
COASTAL PLAINS	60	320	
COUNTY	60	320	.000555 Royalty Interest
HOSPITAL	60	320	Category: G1
HB1984: The Appraised value of \$320 in 2023 as compared to \$200 in 2018 is a 60.00% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	60	0	320
C & R	60	0	320
VAN VLK ISD I&S	60	0	320
VAN VLK ISD M&O	60	0	320
DRAIN 1	60	0	320
COASTAL PLAINS	60	0	320
COUNTY	60	0	320
HOSPITAL	60	0	320

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	660	830	Lease: 810 Type: REAL Owner #: 708362
C & R	660	830	Legal: COBB, F G -B-
VAN VLK ISD I&S	660	830	URBAN OIL & GAS GROU
VAN VLK ISD M&O	660	830	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	660	830	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	660	830	
COUNTY	660	830	.000555 Royalty Interest
HOSPITAL	660	830	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$830 in 2023 as compared to \$640 in 2018 is a 29.69% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	660	0	830
C & R	660	0	830
VAN VLK ISD I&S	660	0	830
VAN VLK ISD M&O	660	0	830
DRAIN 1	660	0	830
COASTAL PLAINS	660	0	830
COUNTY	660	0	830
HOSPITAL	660	0	830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	200	270	Lease: 10382 Type: REAL Owner #: 708362
HOSPITAL	200	270	Legal: COBB F G -B-
VAN VLK ISD I&S	200	270	URBAN OIL & GAS GROU
VAN VLK ISD M&O	200	270	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	200	270	RRC 24446
PORT OF BAY CTY	200	270	
DRAIN 1	200	270	.000555 Royalty Interest
C & R	200	270	Category: G1
			Railroad #: 24446
HB1984: The Appraised value of \$270 in 2023 as compared to \$70 in 2018 is a 285.71% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	200	0	270
HOSPITAL	200	0	270
VAN VLK ISD I&S	200	0	270
VAN VLK ISD M&O	200	0	270
COASTAL PLAINS	200	0	270
PORT OF BAY CTY	200	0	270
DRAIN 1	200	0	270
C & R	200	0	270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	170	310	Lease: 10383 Type: REAL Owner #: 708362
HOSPITAL	170	310	Legal: COBB F G -A-
VAN VLK ISD I&S	170	310	URBAN OIL & GAS GROU
VAN VLK ISD M&O	170	310	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	170	310	RRC 24389
PORT OF BAY CTY	170	310	
DRAIN 1	170	310	.000555 Royalty Interest
C & R	170	310	Category: G1
			Railroad #: 24389
HB1984: The Appraised value of \$310 in 2023 as compared to \$140 in 2018 is a 121.43% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	170	0	310
HOSPITAL	170	0	310
VAN VLK ISD I&S	170	0	310
VAN VLK ISD M&O	170	0	310
COASTAL PLAINS	170	0	310
PORT OF BAY CTY	170	0	310
DRAIN 1	170	0	310
C & R	170	0	310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	40	120	Lease: 10762 Type: REAL Owner #: 708362
HOSPITAL	40	120	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	40	120	URBAN OIL & GAS GROU
VAN VLK ISD M&O	40	120	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	40	120	RRC #25806
PORT OF BAY CTY	40	120	
DRAIN 1	40	120	.000555 Royalty Interest
C & R	40	120	Category: G1
HB1984: The Appraised value of \$120 in 2023 as compared to \$80 in 2018 is a 50.00% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	120
HOSPITAL	40	0	120
VAN VLK ISD I&S	40	0	120
VAN VLK ISD M&O	40	0	120
COASTAL PLAINS	40	0	120
PORT OF BAY CTY	40	0	120
DRAIN 1	40	0	120
C & R	40	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	110	180	Lease: 10779 Type: REAL Owner #: 708362
HOSPITAL	110	180	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	110	180	URBAN OIL & GAS GROU
VAN VLK ISD M&O	110	180	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	110	180	RRC 26134
PORT OF BAY CTY	110	180	
DRAIN 1	110	180	.000556 Royalty Interest
C & R	110	180	Category: G1
HB1984: The Appraised value of \$180 in 2023 as compared to \$20 in 2018 is a 800.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	110	0	180
HOSPITAL	110	0	180
VAN VLK ISD I&S	110	0	180
VAN VLK ISD M&O	110	0	180
COASTAL PLAINS	110	0	180
PORT OF BAY CTY	110	0	180
DRAIN 1	110	0	180
C & R	110	0	180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	20	Lease: 10861 Type: REAL Owner #: 708362
HOSPITAL	10	20	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	10	20	URBAN OIL & GAS
VAN VLK ISD M&O	10	20	AB 22 CUMMINS M
COASTAL PLAINS	10	20	RRC#290027
PORT OF BAY CTY	10	20	
DRAIN 1	10	20	.000556 Royalty Interest
C & R	10	20	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	20
HOSPITAL	10	0	20
VAN VLK ISD I&S	10	0	20
VAN VLK 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

**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	1,250	0	2,050		
C & R	1,250	0	2,050		
VAN VLK ISD I&S	1,250	0	2,050		
VAN VLK ISD M&O	1,250	0	2,050		
DRAIN 1	1,250	0	2,050		
COASTAL PLAINS	1,250	0	2,050		
COUNTY	1,250	0	2,050		
HOSPITAL	1,250	0	2,050		