

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

NORMANN-PETERSEN CORNELIA COBB  
PO BOX 889  
BAY CITY TX 77404-0889



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: 41533 1057  
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	430	2,300	Lease: 790 Type: REAL Owner #: 41533
C & R	430	2,300	Legal: COBB, F G -A-
VAN VLK ISD I&S	430	2,300	URBAN OIL & GAS GROU
VAN VLK ISD M&O	430	2,300	AB 22 CUMMINS MARIA #35
DRAIN 1	430	2,300	RRC 20364
COASTAL PLAINS	430	2,300	
COUNTY	430	2,300	.004036 Royalty Interest
HOSPITAL	430	2,300	Category: G1
HB1984: The Appraised value of \$2,300 in 2023 as compared to \$1,460 in 2018 is a 57.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	430	0	2,300
C & R	430	0	2,300
VAN VLK ISD I&S	430	0	2,300
VAN VLK ISD M&O	430	0	2,300
DRAIN 1	430	0	2,300
COASTAL PLAINS	430	0	2,300
COUNTY	430	0	2,300
HOSPITAL	430	0	2,300

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	4,810	6,000	Lease: 810 Type: REAL Owner #: 41533
C & R	4,810	6,000	Legal: COBB, F G -B-
VAN VLK ISD I&S	4,810	6,000	URBAN OIL & GAS GROU
VAN VLK ISD M&O	4,810	6,000	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	4,810	6,000	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	4,810	6,000	
COUNTY	4,810	6,000	.004036 Royalty Interest
HOSPITAL	4,810	6,000	Category: G1
HB1984: The Appraised value of \$6,000 in 2023 as compared to \$4,660 in 2018 is a 28.76% increase.			Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	4,810	0	6,000
C & R	4,810	0	6,000
VAN VLK ISD I&S	4,810	0	6,000
VAN VLK ISD M&O	4,810	0	6,000
DRAIN 1	4,810	0	6,000
COASTAL PLAINS	4,810	0	6,000
COUNTY	4,810	0	6,000
HOSPITAL	4,810	0	6,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	460	720	Lease: 940 Type: REAL Owner #: 41533
C & R	460	720	Legal: OHIO-SUN UNIT TR#2-B
TIDEHAVEN ISD	460	720	ALLEGIAN T RESOURCES
DRAIN 2	460	720	AB 329 I&GN RR #1 UNIT 990100
COASTAL PLAINS	460	720	TRACT NAME: W D CORNELIUS
COUNTY	460	720	
HOSPITAL	460	720	.005208 Royalty Interest
HB1984: The Appraised value of \$720 in 2023 as compared to \$580 in 2018 is a 24.14% increase.			Category: G1
			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	460	0	720
C & R	460	0	720
TIDEHAVEN ISD	460	0	720
DRAIN 2	460	0	720
COASTAL PLAINS	460	0	720
COUNTY	460	0	720
HOSPITAL	460	0	720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,440	1,950	Lease: 10382 Type: REAL Owner #: 41533
HOSPITAL	1,440	1,950	Legal: COBB F G -B-
VAN VLK ISD I&S	1,440	1,950	URBAN OIL & GAS GROU
VAN VLK ISD M&O	1,440	1,950	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	1,440	1,950	RRC 24446
PORT OF BAY CTY	1,440	1,950	
DRAIN 1	1,440	1,950	.004037 Royalty Interest
C & R	1,440	1,950	Category: G1
HB1984: The Appraised value of \$1,950 in 2023 as compared to \$480 in 2018 is a 306.25% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,440	0	1,950
HOSPITAL	1,440	0	1,950
VAN VLK ISD I&S	1,440	0	1,950
VAN VLK ISD M&O	1,440	0	1,950
COASTAL PLAINS	1,440	0	1,950
PORT OF BAY CTY	1,440	0	1,950
DRAIN 1	1,440	0	1,950
C & R	1,440	0	1,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,250	2,240	Lease: 10383 Type: REAL Owner #: 41533
HOSPITAL	1,250	2,240	Legal: COBB F G -A-
VAN VLK ISD I&S	1,250	2,240	URBAN OIL & GAS GROU
VAN VLK ISD M&O	1,250	2,240	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	1,250	2,240	RRC 24389
PORT OF BAY CTY	1,250	2,240	
DRAIN 1	1,250	2,240	.004037 Royalty Interest
C & R	1,250	2,240	Category: G1
HB1984: The Appraised value of \$2,240 in 2023 as compared to \$1,010 in 2018 is a 121.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,250	0	2,240
HOSPITAL	1,250	0	2,240
VAN VLK ISD I&S	1,250	0	2,240
VAN VLK ISD M&O	1,250	0	2,240
COASTAL PLAINS	1,250	0	2,240
PORT OF BAY CTY	1,250	0	2,240
DRAIN 1	1,250	0	2,240
C & R	1,250	0	2,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	300	880	Lease: 10762 Type: REAL Owner #: 41533
HOSPITAL	300	880	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	300	880	URBAN OIL & GAS GROU
VAN VLK ISD M&O	300	880	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	300	880	RRC #25806
PORT OF BAY CTY	300	880	
DRAIN 1	300	880	.004037 Royalty Interest
C & R	300	880	Category: G1
HB1984: The Appraised value of \$880 in 2023 as compared to \$550 in 2018 is a 60.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	300	0	880
HOSPITAL	300	0	880
VAN VLK ISD I&S	300	0	880
VAN VLK ISD M&O	300	0	880
COASTAL PLAINS	300	0	880
PORT OF BAY CTY	300	0	880
DRAIN 1	300	0	880
C & R	300	0	880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	790	1,280	Lease: 10779 Type: REAL Owner #: 41533
HOSPITAL	790	1,280	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	790	1,280	URBAN OIL & GAS GROU
VAN VLK ISD M&O	790	1,280	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	790	1,280	RRC 26134
PORT OF BAY CTY	790	1,280	
DRAIN 1	790	1,280	.004037 Royalty Interest
C & R	790	1,280	Category: G1
HB1984: The Appraised value of \$1,280 in 2023 as compared to \$160 in 2018 is a 700.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	790	0	1,280
HOSPITAL	790	0	1,280
VAN VLK ISD I&S	790	0	1,280
VAN VLK ISD M&O	790	0	1,280
COASTAL PLAINS	790	0	1,280
PORT OF BAY CTY	790	0	1,280
DRAIN 1	790	0	1,280
C & R	790	0	1,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL VAN VLK ISD I&S VAN VLK ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R		30 30 30 30 30 30 30 30	Lease: 10822 Type: REAL Owner #: 41533 Legal: COBB, F. G. -B- W# 41 URBAN OIL & GAS AB 22 CUMMINS MARIA #35 RRC# 9465 .004036 Royalty Interest Category: G1 Railroad #: 9465
HB1984: The Appraised value of \$30 in 2023 as compared to \$50 in 2018 is a 40.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL VAN VLK ISD I&S VAN VLK ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	30 30 30 30 30 30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL VAN VLK ISD I&S VAN VLK ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	90 90 90 90 90 90 90 90	110 110 110 110 110 110 110 110	Lease: 10861 Type: REAL Owner #: 41533 Legal: F.G. COBB -B- W#26 URBAN OIL & GAS AB 22 CUMMINS M RRC#290027 .004037 Royalty Interest Category: G1 Railroad #: 290027
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL VAN VLK ISD I&S VAN VLK ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	90 90 90 90 90 90 90 90	0 0 0 0 0 0 0 0	110 110 110 110 110 110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S G BAY CTY ISD M&O G COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R		60 60 60 60 60 60 60	Lease: 10880 Type: REAL Owner #: 41533 Legal: OHIO-SUN UNIT ALLEGIAN RESOURCES AB 7 BETTS, J RRC 293605 .000244 Royalty Interest Category: G1 Railroad #: 293605
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	0 0 0 0 0 0 0 0	0 0 60 60 0 0 0 0	60 60 0 0 60 60 60 60

**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	9,570	0	15,570		
C & R	9,570	0	15,570		
VAN VLK ISD I&S	9,110	0	14,790		
VAN VLK ISD M&O	9,110	0	14,790		
DRAIN 1	9,110	0	14,850		
COASTAL PLAINS	9,570	0	15,570		
COUNTY	9,570	0	15,570		
HOSPITAL	9,570	0	15,570		
TIDEHAVEN ISD	460	0	720		
DRAIN 2	460	0	720		
BAY CTY ISD I&S	0	60	0		
BAY CTY ISD M&O	0	60	0		

