

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

ANDRESS TRACY ANN 1984 TRUST  
% THURMAN ANDRESS TTEE  
2133 INWOOD DR  
HOUSTON TX 77019-3522



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: 1428 32  
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	940	320	Lease: 10360 Type: REAL Owner #: 1428
HOSPITAL	940	320	Legal: CORNELIUS L
BAY CTY ISD I&S	940	320	BLUEFIN RESOURCES
BAY CTY ISD M&O	940	320	AB 74 JC PEYTON SUR
COASTAL PLAINS	940	320	RRC 24381
PORT OF BAY CTY	940	320	
DRAIN 1	940	320	.004459 Override Royalty
C & R	940	320	Category: G1
No 2018 Hist			Railroad #: 24381
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	940	0	320
HOSPITAL	940	0	320
BAY CTY ISD I&S	940	0	320
BAY CTY ISD M&O	940	0	320
COASTAL PLAINS	940	0	320
PORT OF BAY CTY	940	0	320
DRAIN 1	940	0	320
C & R	940	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		
COUNTY	360	3,470	Lease: 10525 Type: REAL	Owner #:	1428
HOSPITAL	360	3,470	Legal: CORNELIUS L #10		
BAY CTY ISD I&S	360	3,470	BLUEFIN RESOURCES		
BAY CTY ISD M&O	360	3,470	AB 74 J C PEYTON		
COASTAL PLAINS	360	3,470	RRC 242041		
PORT OF BAY CTY	360	3,470			
DRAIN 1	360	3,470	.004459 Override Royalty		
C & R	360	3,470	Category: G1		
No 2018 Hist			Railroad #:	242041	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	360	0	3,470		
HOSPITAL	360	0	3,470		
BAY CTY ISD I&S	360	0	3,470		
BAY CTY ISD M&O	360	0	3,470		
COASTAL PLAINS	360	0	3,470		
PORT OF BAY CTY	360	0	3,470		
DRAIN 1	360	0	3,470		
C & R	360	0	3,470		

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	1,300	0	3,790		
HOSPITAL	1,300	0	3,790		
BAY CTY ISD I&S	1,300	0	3,790		
BAY CTY ISD M&O	1,300	0	3,790		
COASTAL PLAINS	1,300	0	3,790		
PORT OF BAY CTY	1,300	0	3,790		
DRAIN 1	1,300	0	3,790		
C & R	1,300	0	3,790		