

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

RUTHERFORD MICHAEL G
8 GREENWAY PLZ STE 1400
HOUSTON TX 77046-0800



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: 706620 1259
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	30	180	Lease: 790 Type: REAL Owner #: 706620
C & R	30	180	Legal: COBB, F G -A-
VAN VLK ISD I&S	30	180	URBAN OIL & GAS GROU
VAN VLK ISD M&O	30	180	AB 22 CUMMINS MARIA #35
DRAIN 1	30	180	RRC 20364
COASTAL PLAINS	30	180	
COUNTY	30	180	.000313 Royalty Interest
HOSPITAL	30	180	Category: G1
HB1984: The Appraised value of \$180 in 2023 as compared to \$110 in 2018 is a 63.64% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	30	0	180
C & R	30	0	180
VAN VLK ISD I&S	30	0	180
VAN VLK ISD M&O	30	0	180
DRAIN 1	30	0	180
COASTAL PLAINS	30	0	180
COUNTY	30	0	180
HOSPITAL	30	0	180

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 VAN VLK ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	370 370 370 370 370 370 370 370	470 470 470 470 470 470 470 470	Lease: 810 Type: REAL Owner #: 706620 Legal: COBB, F G -B- URBAN OIL & GAS GROU AB 22 & 267 CUMMINS-I & GN RR RRC 9470 9500 9504 20608 23919 .000313 Royalty Interest Category: G1 Railroad #: 9470
HB1984: The Appraised value of \$470 in 2023 as compared to \$360 in 2018 is a 30.56% increase.			
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	370 370 370 370 370 370 370 370	0 0 0 0 0 0 0 0	470 470 470 470 470 470 470 470

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	110 110 110 110 110 110 110 110	150 150 150 150 150 150 150 150	Lease: 10382 Type: REAL Owner #: 706620 Legal: COBB F G -B- URBAN OIL & GAS GROU AB 22 CUMMINS MARIA #35 RRC 24446 .000313 Royalty Interest Category: G1 Railroad #: 24446
HB1984: The Appraised value of \$150 in 2023 as compared to \$40 in 2018 is a 275.00% increase.			
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	110 110 110 110 110 110 110 110	0 0 0 0 0 0 0 0	150 150 150 150 150 150 150 150

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	100 100 100 100 100 100 100 100	170 170 170 170 170 170 170 170	Lease: 10383 Type: REAL Owner #: 706620 Legal: COBB F G -A- URBAN OIL & GAS GROU AB 22 CUMMINS MARIA #35 RRC 24389 .000313 Royalty Interest Category: G1 Railroad #: 24389
HB1984: The Appraised value of \$170 in 2023 as compared to \$80 in 2018 is a 112.50% increase.			
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	100 100 100 100 100 100 100 100	0 0 0 0 0 0 0 0	170 170 170 170 170 170 170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	70	Lease: 10762 Type: REAL Owner #: 706620
HOSPITAL	20	70	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	20	70	URBAN OIL & GAS GROU
VAN VLK ISD M&O	20	70	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	20	70	RRC #25806
PORT OF BAY CTY	20	70	
DRAIN 1	20	70	.000313 Royalty Interest
C & R	20	70	Category: G1
HB1984: The Appraised value of \$70 in 2023 as compared to \$40 in 2018 is a 75.00% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	70
HOSPITAL	20	0	70
VAN VLK ISD I&S	20	0	70
VAN VLK ISD M&O	20	0	70
COASTAL PLAINS	20	0	70
PORT OF BAY CTY	20	0	70
DRAIN 1	20	0	70
C & R	20	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	60	100	Lease: 10779 Type: REAL Owner #: 706620
HOSPITAL	60	100	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	60	100	URBAN OIL & GAS GROU
VAN VLK ISD M&O	60	100	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	60	100	RRC 26134
PORT OF BAY CTY	60	100	
DRAIN 1	60	100	.000313 Royalty Interest
C & R	60	100	Category: G1
HB1984: The Appraised value of \$100 in 2023 as compared to \$10 in 2018 is a 900.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	100
HOSPITAL	60	0	100
VAN VLK ISD I&S	60	0	100
VAN VLK ISD M&O	60	0	100
COASTAL PLAINS	60	0	100
PORT OF BAY CTY	60	0	100
DRAIN 1	60	0	100
C & R	60	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	10	10	Lease: 10861 Type: REAL Owner #: 706620
HOSPITAL	10	10	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S	10	10	URBAN OIL & GAS
VAN VLK ISD M&O	10	10	AB 22 CUMMINS M
COASTAL PLAINS	10	10	RRC#290027
PORT OF BAY CTY	10	10	
DRAIN 1	10	10	.000313 Royalty Interest
C & R	10	10	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	10	0	10
HOSPITAL	10	0	10
VAN VLK ISD I&S	10	0	10
VAN VLK ISD M&O	10	0	10
COASTAL PLAINS	10	0	10
PORT OF BAY CTY	10	0	10
DRAIN 1	10	0	10
C & R	10	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	700	0	1,150		
C & R	700	0	1,150		
VAN VLK ISD I&S	700	0	1,150		
VAN VLK ISD M&O	700	0	1,150		
DRAIN 1	700	0	1,150		
COASTAL PLAINS	700	0	1,150		
COUNTY	700	0	1,150		
HOSPITAL	700	0	1,150		