

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 WILLIAM HUNT
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: 702878 1569
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 | 260 | 310 | Lease: 2520 Type: REAL Owner #: 702878 |
| DRAIN 2 | 260 | 310 | Legal: LEWIS, J C |
| TIDEHAVEN ISD | 260 | 310 | ATLAS OPERATING LLC |
| COUNTY | 260 | 310 | AB 18 C G COX SUR |
| C & R | 260 | 310 | RRC 160251 |
| COASTAL PLAINS | 260 | 310 | |
| HOSPITAL | 260 | 310 | .005368 Royalty Interest |
| HB1984: The Appraised value of \$310 in 2023 as compared to \$780 in 2018 is a 60.26% decrease. | | | Category: G1 Railroad #: 160251 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| PORT OF BAY CTY | 260 | 0 | 310 |
| DRAIN 2 | 260 | 0 | 310 |
| TIDEHAVEN ISD | 260 | 0 | 310 |
| COUNTY | 260 | 0 | 310 |
| C & R | 260 | 0 | 310 |
| COASTAL PLAINS | 260 | 0 | 310 |
| HOSPITAL | 260 | 0 | 310 |

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 | 3,800 | 11,540 | Lease: 10278 Type: REAL Owner #: 702878 |
| HOSPITAL | 3,800 | 11,540 | Legal: LEWIS SANTOS CU W#1 |
| TIDEHAVEN ISD | 3,800 | 11,540 | ATLAS OPERATING LLC |
| PORT OF BAY CTY | 3,800 | 11,540 | AB 17 GBM COTTON SUR |
| DRAIN 2 | 3,800 | 11,540 | RRC 188995 |
| C & R | 3,800 | 11,540 | |
| COASTAL PLAINS | 3,800 | 11,540 | .014837 Royalty Interest |
| Category: G1 | | | |
| Railroad #: 188995 | | | |
| HB1984: The Appraised value of \$11,540 in 2023 as compared to \$9,060 in 2018 is a 27.37% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 3,800 | 0 | 11,540 |
| HOSPITAL | 3,800 | 0 | 11,540 |
| TIDEHAVEN ISD | 3,800 | 0 | 11,540 |
| PORT OF BAY CTY | 3,800 | 0 | 11,540 |
| DRAIN 2 | 3,800 | 0 | 11,540 |
| C & R | 3,800 | 0 | 11,540 |
| COASTAL PLAINS | 3,800 | 0 | 11,540 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|---|
| COUNTY | 1,700 | 2,250 | Lease: 10514 Type: REAL Owner #: 702878 |
| HOSPITAL | 1,700 | 2,250 | Legal: LEWIS J C "C" WELL #1 |
| TIDEHAVEN ISD | 1,700 | 2,250 | ATLAS OPERATING LLC |
| PORT OF BAY CTY | 1,700 | 2,250 | AB 18 CG COX SURVEY |
| DRAIN 2 | 1,700 | 2,250 | RRC 24940 217099 |
| C & R | 1,700 | 2,250 | |
| COASTAL PLAINS | 1,700 | 2,250 | .005324 Royalty Interest |
| Category: G1 | | | |
| Railroad #: 24940 | | | |
| HB1984: The Appraised value of \$2,250 in 2023 as compared to \$680 in 2018 is a 230.88% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 1,700 | 0 | 2,250 |
| HOSPITAL | 1,700 | 0 | 2,250 |
| TIDEHAVEN ISD | 1,700 | 0 | 2,250 |
| PORT OF BAY CTY | 1,700 | 0 | 2,250 |
| DRAIN 2 | 1,700 | 0 | 2,250 |
| C & R | 1,700 | 0 | 2,250 |
| COASTAL PLAINS | 1,700 | 0 | 2,250 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|---|
| COUNTY | 140 | 290 | Lease: 10548 Type: REAL Owner #: 702878 |
| HOSPITAL | 140 | 290 | Legal: LEWIS J C WELL #3 |
| TIDEHAVEN ISD | 140 | 290 | ATLAS OPERATING LLC |
| COASTAL PLAINS | 140 | 290 | AB 18 CG CPX SURVEY |
| NAV #1 G | 140 | 290 | RRC 214657 |
| DRAIN 3 | 140 | 290 | |
| SEAWALL G | 140 | 290 | .005368 Royalty Interest |
| Category: G1 | | | |
| Railroad #: 214657 | | | |
| Exemptions : G=LESS THAN \$500 MIN INT | | | |
| HB1984: The Appraised value of \$290 in 2023 as compared to \$340 in 2018 is a 14.71% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 140 | 0 | 290 |
| HOSPITAL | 140 | 0 | 290 |
| TIDEHAVEN ISD | 140 | 0 | 290 |
| COASTAL PLAINS | 140 | 0 | 290 |
| NAV #1 | 0 | 290 | 0 |
| DRAIN 3 | 140 | 0 | 290 |
| SEAWALL | 0 | 290 | 0 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|---|
| COUNTY | 400 | 40 | Lease: 10781 Type: REAL Owner #: 702878 |
| HOSPITAL | 400 | 40 | Legal: BUCKEYE RANCH UNIT W#1H |
| TIDEHAVEN ISD | 400 | 40 | SHOCO PRODUCTION LLC |
| COASTAL PLAINS | 400 | 40 | AB 18 C G COX |
| PORT OF BAY CTY | 400 | 40 | RRC 271146 |
| DRAIN 2 | 400 | 40 | |
| C & R | 400 | 40 | .010618 Royalty Interest |
| HB1984: The Appraised value of \$40 in 2023 as compared to \$300 in 2018 is a 86.67% decrease. | | | Category: G1 |
| | | | Railroad #: 271146 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 400 | 0 | 40 |
| HOSPITAL | 400 | 0 | 40 |
| TIDEHAVEN ISD | 400 | 0 | 40 |
| COASTAL PLAINS | 400 | 0 | 40 |
| PORT OF BAY CTY | 400 | 0 | 40 |
| DRAIN 2 | 400 | 0 | 40 |
| C & R | 400 | 0 | 40 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|---|
| COUNTY | 4,610 | 12,030 | Lease: 10833 Type: REAL Owner #: 702878 |
| HOSPITAL | 4,610 | 12,030 | Legal: BUCKEYE W#1 |
| TIDEHAVEN ISD | 4,610 | 12,030 | KEBO OIL & GAS INC |
| COASTAL PLAINS | 4,610 | 12,030 | AB 55 KELLER JC |
| PORT OF BAY CTY | 4,610 | 12,030 | RRC# 27264 |
| DRAIN 3 | 4,610 | 12,030 | |
| C & R | 4,610 | 12,030 | .018750 Royalty Interest |
| HB1984: The Appraised value of \$12,030 in 2023 as compared to \$32,490 in 2018 is a 62.97% decrease. | | | Category: G1 |
| | | | Railroad #: 27264 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 4,610 | 0 | 12,030 |
| HOSPITAL | 4,610 | 0 | 12,030 |
| TIDEHAVEN ISD | 4,610 | 0 | 12,030 |
| COASTAL PLAINS | 4,610 | 0 | 12,030 |
| PORT OF BAY CTY | 4,610 | 0 | 12,030 |
| DRAIN 3 | 4,610 | 0 | 12,030 |
| C & R | 4,610 | 0 | 12,030 |

| 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 | 10,770 | 0 | 26,170 | | |
| DRAIN 2 | 6,160 | 0 | 14,140 | | |
| TIDEHAVEN ISD | 10,910 | 0 | 26,460 | | |
| COUNTY | 10,910 | 0 | 26,460 | | |
| C & R | 10,770 | 0 | 26,170 | | |
| COASTAL PLAINS | 10,910 | 0 | 26,460 | | |
| HOSPITAL | 10,910 | 0 | 26,460 | | |
| NAV #1 | 0 | 290 | 0 | | |
| DRAIN 3 | 4,750 | 0 | 12,320 | | |
| SEAWALL | 0 | 290 | 0 | | |

