

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

MANGUM WALTER JOE  
6503 CAMILLIA CT  
KATY TX 77493-3591



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: 706276 890  
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	880	100	Lease: 10247 Type: REAL Owner #: 706276
C & R	880	100	Legal: BASS #1
BAY CTY ISD I&S	880	100	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	880	100	AB 256 I & G N RR CO SUR
DRAIN 1	880	100	RRC 185846
COASTAL PLAINS	880	100	
COUNTY	880	100	.009516 Royalty Interest
HOSPITAL	880	100	Category: G1
HB1984: The Appraised value of \$100 in 2023 as compared to \$100 in 2018 is a .00% increase.			Railroad #: 185846
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	880	0	100
C & R	880	0	100
BAY CTY ISD I&S	880	0	100
BAY CTY ISD M&O	880	0	100
DRAIN 1	880	0	100
COASTAL PLAINS	880	0	100
COUNTY	880	0	100
HOSPITAL	880	0	100

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	5,330	2,150	Lease: 10625 Type: REAL Owner #: 706276
HOSPITAL	5,330	2,150	Legal: BASS GU W# 2
BAY CTY ISD I&S	5,330	2,150	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	5,330	2,150	AB 256 I&GN RR CO SEC 9 BLK 4
COASTAL PLAINS	5,330	2,150	RRC 229708
PORT OF BAY CTY	5,330	2,150	
DRAIN 1	5,330	2,150	.009516 Royalty Interest
C & R	5,330	2,150	Category: G1
HB1984: The Appraised value of \$2,150 in 2023 as compared to \$450 in 2018 is a 377.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,330	0	2,150
HOSPITAL	5,330	0	2,150
BAY CTY ISD I&S	5,330	0	2,150
BAY CTY ISD M&O	5,330	0	2,150
COASTAL PLAINS	5,330	0	2,150
PORT OF BAY CTY	5,330	0	2,150
DRAIN 1	5,330	0	2,150
C & R	5,330	0	2,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,580	550	Lease: 10678 Type: REAL Owner #: 706276
HOSPITAL	1,580	550	Legal: BASS GU W#3
BAY CTY ISD I&S	1,580	550	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	1,580	550	AB 265 I&GN RR CO BLK 4 SEC 6
COASTAL PLAINS	1,580	550	RRC 245439
PORT OF BAY CTY	1,580	550	
DRAIN 1	1,580	550	.009516 Royalty Interest
C & R	1,580	550	Category: G1
HB1984: The Appraised value of \$550 in 2023 as compared to \$260 in 2018 is a 111.54% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,580	0	550
HOSPITAL	1,580	0	550
BAY CTY ISD I&S	1,580	0	550
BAY CTY ISD M&O	1,580	0	550
COASTAL PLAINS	1,580	0	550
PORT OF BAY CTY	1,580	0	550
DRAIN 1	1,580	0	550
C & R	1,580	0	550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,130	120	Lease: 10706 Type: REAL Owner #: 706276
HOSPITAL	1,130	120	Legal: BASS GU W5
BAY CTY ISD I&S	1,130	120	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	1,130	120	AB 256 I&GN RR SEC 9
COASTAL PLAINS	1,130	120	RRC 249824
PORT OF BAY CTY	1,130	120	
DRAIN 1	1,130	120	.009516 Royalty Interest
C & R	1,130	120	Category: G1
HB1984: The Appraised value of \$120 in 2023 as compared to \$440 in 2018 is a 72.73% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,130	0	120
HOSPITAL	1,130	0	120
BAY CTY ISD I&S	1,130	0	120
BAY CTY ISD M&O	1,130	0	120
COASTAL PLAINS	1,130	0	120
PORT OF BAY CTY	1,130	0	120
DRAIN 1	1,130	0	120
C & R	1,130	0	120

**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	8,920	0	2,920		
C & R	8,920	0	2,920		
BAY CTY ISD I&S	8,920	0	2,920		
BAY CTY ISD M&O	8,920	0	2,920		
DRAIN 1	8,920	0	2,920		
COASTAL PLAINS	8,920	0	2,920		
COUNTY	8,920	0	2,920		
HOSPITAL	8,920	0	2,920		

