

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

ALLEN-HARRIS CHERYL  
4902 BARING AVE  
EAST CHICAGO      IN 46312-3621



**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:      710134      21

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	60	120	Lease: 10693    Type: REAL    Owner #: 710134
HOSPITAL	60	120	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	60	120	SQUARE MILE ENERGY
COASTAL PLAINS	60	120	AB 103 WILLIAMS G J
PORT OF BAY CTY	60	120	RRC 246621
DRAIN 2	60	120	
C & R	60	120	.000057 Royalty Interest
HB1984: The Appraised value of \$120 in 2023 as compared to \$120 in 2018 is a .00% increase.			Category:    G1
			Railroad #:      246621
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	120
HOSPITAL	60	0	120
TIDEHAVEN ISD	60	0	120
COASTAL PLAINS	60	0	120
PORT OF BAY CTY	60	0	120
DRAIN 2	60	0	120
C & R	60	0	120

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](https://www.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	730	460	Lease: 10811 Type: REAL Owner #: 710134
HOSPITAL	730	460	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	730	460	KEBO OIL & GAS INC.
COASTAL PLAINS	730	460	AB 103 WILLIAMS, G J
PORT OF BAY CTY	730	460	RRC# 278352
DRAIN 2	730	460	
C & R	730	460	.003667 Royalty Interest
HB1984: The Appraised value of \$460 in 2023 as compared to \$370 in 2018 is a 24.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	730	0	460
HOSPITAL	730	0	460
TIDEHAVEN ISD	730	0	460
COASTAL PLAINS	730	0	460
PORT OF BAY CTY	730	0	460
DRAIN 2	730	0	460
C & R	730	0	460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,560	610	Lease: 10817 Type: REAL Owner #: 710134
HOSPITAL	1,560	610	Legal: PECAN UNIT #2
TIDEHAVEN ISD	1,560	610	KEBO OIL & GAS
COASTAL PLAINS	1,560	610	AB 103 WILLIAMS, G J
PORT OF BAY CTY	1,560	610	RRC# 279574
DRAIN 2	1,560	610	
C & R	1,560	610	.003667 Royalty Interest
HB1984: The Appraised value of \$610 in 2023 as compared to \$510 in 2018 is a 19.61% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,560	0	610
HOSPITAL	1,560	0	610
TIDEHAVEN ISD	1,560	0	610
COASTAL PLAINS	1,560	0	610
PORT OF BAY CTY	1,560	0	610
DRAIN 2	1,560	0	610
C & R	1,560	0	610

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	2,350	0	1,190		
HOSPITAL	2,350	0	1,190		
TIDEHAVEN ISD	2,350	0	1,190		
COASTAL PLAINS	2,350	0	1,190		
PORT OF BAY CTY	2,350	0	1,190		
DRAIN 2	2,350	0	1,190		
C & R	2,350	0	1,190		