

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

TINZ FRANK ARTHUR TRUST  
MARY ANN MAMMOS TRUSTEE  
38434 9TH ST E STE L  
PALMDALE CA 93550-4707



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: 710374 1498  
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	5,180	7,160	Lease: 10502 Type: REAL Owner #: 710374
HOSPITAL	5,180	7,160	Legal: BLESSING UNIT #3 WELL #1
TIDEHAVEN ISD	5,180	7,160	GTG OPERATING LLC
COASTAL PLAINS	5,180	7,160	AB 448 WILHELM FUNCK
NAV #1	5,180	7,160	RRC 213313
DRAIN 4	5,180	7,160	
SEAWALL	5,180	7,160	.006834 Royalty Interest
HB1984: The Appraised value of \$7,160 in 2023 as compared to \$7,360 in 2018 is a 2.72% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,180	0	7,160
HOSPITAL	5,180	0	7,160
TIDEHAVEN ISD	5,180	0	7,160
COASTAL PLAINS	5,180	0	7,160
NAV #1	5,180	0	7,160
DRAIN 4	5,180	0	7,160
SEAWALL	5,180	0	7,160

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	1,070	1,990	Lease: 10675 Type: REAL Owner #: 710374
HOSPITAL	1,070	1,990	Legal: BLESSING UNIT #3 WELL #3
COASTAL PLAINS	1,070	1,990	GTG OPERATING LLC
DRAIN 4	1,070	1,990	AB 458 SPARKS S F
PORT OF BAY CTY	1,070	1,990	RRC 244598
C & R	1,070	1,990	
TIDEHAVEN ISD	1,070	1,990	.006834 Royalty Interest
HB1984: The Appraised value of \$1,990 in 2023 as compared to \$2,750 in 2018 is a 27.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,070	0	1,990
HOSPITAL	1,070	0	1,990
COASTAL PLAINS	1,070	0	1,990
DRAIN 4	1,070	0	1,990
PORT OF BAY CTY	1,070	0	1,990
C & R	1,070	0	1,990
TIDEHAVEN ISD	1,070	0	1,990

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	6,250	0	9,150		
HOSPITAL	6,250	0	9,150		
TIDEHAVEN ISD	6,250	0	9,150		
COASTAL PLAINS	6,250	0	9,150		
NAV #1	5,180	0	7,160		
DRAIN 4	6,250	0	9,150		
SEAWALL	5,180	0	7,160		
PORT OF BAY CTY	1,070	0	1,990		
C & R	1,070	0	1,990		