

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

JANKE YVONNE EUBANK TRUST  
%JAMES F EUBANKS II  
3914 ANTIBES LN  
HOUSTON TX 77082



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: 700526 734  
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	160	140	Lease: 1300 Type: REAL Owner #: 700526
NAV #1	160	140	Legal: FRICK, OTTO (GAS & OIL)
PALACIOS ISD	160	140	TRINIDAD ENERGY, LLC
DRAIN 3	160	140	AB 162 LEWIS GOODWIN SUR
SEAWALL	160	140	RRC 51102
COASTAL PLAINS	160	140	
HOSPITAL	160	140	
HB1984: The Appraised value of \$140 in 2023 as compared to \$20 in 2018 is a 600.00% increase.			.001697 Override Royalty Category: G1 Railroad #: 51102
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	160	0	140
NAV #1	160	0	140
PALACIOS ISD	160	0	140
DRAIN 3	160	0	140
SEAWALL	160	0	140
COASTAL PLAINS	160	0	140
HOSPITAL	160	0	140

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	1,230	1,820	Lease: 1850 Type: REAL Owner #: 700526
NAV #1	1,230	1,820	Legal: HICKL, LOUIS J W#1-T
PALACIOS ISD	1,230	1,820	TRINIDAD ENERGY, LLC
DRAIN 3	1,230	1,820	AB 371 SUSAN PERKINS SUR
SEAWALL	1,230	1,820	RRC 7736
COASTAL PLAINS	1,230	1,820	
HOSPITAL	1,230	1,820	.001828 Override Royalty
HB1984: The Appraised value of \$1,820 in 2023 as compared to \$870 in 2018 is a 109.20% increase.			Category: G1
			Railroad #: 7736
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,230	0	1,820
NAV #1	1,230	0	1,820
PALACIOS ISD	1,230	0	1,820
DRAIN 3	1,230	0	1,820
SEAWALL	1,230	0	1,820
COASTAL PLAINS	1,230	0	1,820
HOSPITAL	1,230	0	1,820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	300	300	Lease: 10162 Type: REAL Owner #: 700526
HOSPITAL	300	300	Legal: LARSON W#1
PALACIOS ISD	300	300	TRINIDAD ENERGY, LLC
NAV #1	300	300	AB 371 SUSAN PERKINS SUR
DRAIN 3	300	300	RRC 163278
SEAWALL	300	300	
COASTAL PLAINS	300	300	.001828 Override Royalty
HB1984: The Appraised value of \$300 in 2023 as compared to \$120 in 2018 is a 150.00% increase.			Category: G1
			Railroad #: 163278
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	300	0	300
HOSPITAL	300	0	300
PALACIOS ISD	300	0	300
NAV #1	300	0	300
DRAIN 3	300	0	300
SEAWALL	300	0	300
COASTAL PLAINS	300	0	300

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	1,690	0	2,260		
NAV #1	1,690	0	2,260		
PALACIOS ISD	1,690	0	2,260		
DRAIN 3	1,690	0	2,260		
SEAWALL	1,690	0	2,260		
COASTAL PLAINS	1,690	0	2,260		
HOSPITAL	1,690	0	2,260		