

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

FLORES FLORENA  
3840 WINDSOR GATE RD  
VIRGINIA BEACH VA 23452-2933



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: 703878 494  
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	20	120	Lease: 790 Type: REAL Owner #: 703878
C & R	20	120	Legal: COBB, F G -A-
VAN VLK ISD I&S	20	120	URBAN OIL & GAS GROU
VAN VLK ISD M&O	20	120	AB 22 CUMMINS MARIA #35
DRAIN 1	20	120	RRC 20364
COASTAL PLAINS	20	120	
COUNTY	20	120	.000206 Royalty Interest
HOSPITAL	20	120	Category: G1
HB1984: The Appraised value of \$120 in 2023 as compared to \$70 in 2018 is a 71.43% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	20	0	120
C & R	20	0	120
VAN VLK ISD I&S	20	0	120
VAN VLK ISD M&O	20	0	120
DRAIN 1	20	0	120
COASTAL PLAINS	20	0	120
COUNTY	20	0	120
HOSPITAL	20	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 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
PORT OF BAY CTY	250	310	Lease: 810 Type: REAL Owner #: 703878
C & R	250	310	Legal: COBB, F G -B-
VAN VLK ISD I&S	250	310	URBAN OIL & GAS GROU
VAN VLK ISD M&O	250	310	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	250	310	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	250	310	
COUNTY	250	310	.000206 Royalty Interest
HOSPITAL	250	310	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$310 in 2023 as compared to \$240 in 2018 is a 29.17% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	250	0	310
C & R	250	0	310
VAN VLK ISD I&S	250	0	310
VAN VLK ISD M&O	250	0	310
DRAIN 1	250	0	310
COASTAL PLAINS	250	0	310
COUNTY	250	0	310
HOSPITAL	250	0	310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	70	100	Lease: 10382 Type: REAL Owner #: 703878
HOSPITAL	70	100	Legal: COBB F G -B-
VAN VLK ISD I&S	70	100	URBAN OIL & GAS GROU
VAN VLK ISD M&O	70	100	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	70	100	RRC 24446
PORT OF BAY CTY	70	100	
DRAIN 1	70	100	.000206 Royalty Interest
C & R	70	100	Category: G1
			Railroad #: 24446
HB1984: The Appraised value of \$100 in 2023 as compared to \$30 in 2018 is a 233.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	70	0	100
HOSPITAL	70	0	100
VAN VLK ISD I&S	70	0	100
VAN VLK ISD M&O	70	0	100
COASTAL PLAINS	70	0	100
PORT OF BAY CTY	70	0	100
DRAIN 1	70	0	100
C & R	70	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	60	110	Lease: 10383 Type: REAL Owner #: 703878
HOSPITAL	60	110	Legal: COBB F G -A-
VAN VLK ISD I&S	60	110	URBAN OIL & GAS GROU
VAN VLK ISD M&O	60	110	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	60	110	RRC 24389
PORT OF BAY CTY	60	110	
DRAIN 1	60	110	.000206 Royalty Interest
C & R	60	110	Category: G1
			Railroad #: 24389
HB1984: The Appraised value of \$110 in 2023 as compared to \$50 in 2018 is a 120.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	60	0	110
HOSPITAL	60	0	110
VAN VLK ISD I&S	60	0	110
VAN VLK ISD M&O	60	0	110
COASTAL PLAINS	60	0	110
PORT OF BAY CTY	60	0	110
DRAIN 1	60	0	110
C & R	60	0	110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	50	Lease: 10762 Type: REAL Owner #: 703878
HOSPITAL	20	50	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	20	50	URBAN OIL & GAS GROU
VAN VLK ISD M&O	20	50	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	20	50	RRC #25806
PORT OF BAY CTY	20	50	
DRAIN 1	20	50	.000206 Royalty Interest
C & R	20	50	Category: G1
HB1984: The Appraised value of \$50 in 2023 as compared to \$30 in 2018 is a 66.67% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	50
HOSPITAL	20	0	50
VAN VLK ISD I&S	20	0	50
VAN VLK ISD M&O	20	0	50
COASTAL PLAINS	20	0	50
PORT OF BAY CTY	20	0	50
DRAIN 1	20	0	50
C & R	20	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	40	70	Lease: 10779 Type: REAL Owner #: 703878
HOSPITAL	40	70	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	40	70	URBAN OIL & GAS GROU
VAN VLK ISD M&O	40	70	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	40	70	RRC 26134
PORT OF BAY CTY	40	70	
DRAIN 1	40	70	.000206 Royalty Interest
C & R	40	70	Category: G1
HB1984: The Appraised value of \$70 in 2023 as compared to \$10 in 2018 is a 600.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	70
HOSPITAL	40	0	70
VAN VLK ISD I&S	40	0	70
VAN VLK ISD M&O	40	0	70
COASTAL PLAINS	40	0	70
PORT OF BAY CTY	40	0	70
DRAIN 1	40	0	70
C & R	40	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10861 Type: REAL Owner #: 703878
HOSPITAL		10	Legal: F.G. COBB -B- W#26
VAN VLK ISD I&S		10	URBAN OIL & GAS
VAN VLK ISD M&O		10	AB 22 CUMMINS M
COASTAL PLAINS		10	RRC#290027
PORT OF BAY CTY		10	
DRAIN 1		10	.000206 Royalty Interest
C & R		10	Category: G1
No 2018 Hist			Railroad #: 290027
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	10
HOSPITAL	0	0	10
VAN VLK ISD I&S	0	0	10
VAN VLK ISD M&O	0	0	10
COASTAL PLAINS	0	0	10
PORT OF BAY CTY	0	0	10
DRAIN 1	0	0	10
C & R	0	0	10

**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	460	0	770		
C & R	460	0	770		
VAN VLK ISD I&S	460	0	770		
VAN VLK ISD M&O	460	0	770		
DRAIN 1	460	0	770		
COASTAL PLAINS	460	0	770		
COUNTY	460	0	770		
HOSPITAL	460	0	770		