

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

NOWAK DIANA MARIE
18629 WALDEN DR
FRANKSVILLE WI 53126-9385



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: 712502 1062
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	980	110	Lease: 10247 Type: REAL Owner #: 712502
C & R	980	110	Legal: BASS #1
BAY CTY ISD I&S	980	110	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	980	110	AB 256 I & G N RR CO SUR
DRAIN 1	980	110	RRC 185846
COASTAL PLAINS	980	110	
COUNTY	980	110	.010574 Royalty Interest
HOSPITAL	980	110	Category: G1
No 2018 Hist			Railroad #: 185846
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	980	0	110
C & R	980	0	110
BAY CTY ISD I&S	980	0	110
BAY CTY ISD M&O	980	0	110
DRAIN 1	980	0	110
COASTAL PLAINS	980	0	110
COUNTY	980	0	110
HOSPITAL	980	0	110

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	5,920	2,380	Lease: 10625 Type: REAL Owner #: 712502
HOSPITAL	5,920	2,380	Legal: BASS GU W# 2
BAY CTY ISD I&S	5,920	2,380	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	5,920	2,380	AB 256 I&GN RR CO SEC 9 BLK 4
COASTAL PLAINS	5,920	2,380	RRC 229708
PORT OF BAY CTY	5,920	2,380	
DRAIN 1	5,920	2,380	.010574 Royalty Interest
C & R	5,920	2,380	Category: G1
HB1984: The Appraised value of \$2,380 in 2023 as compared to \$500 in 2018 is a 376.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,920	0	2,380
HOSPITAL	5,920	0	2,380
BAY CTY ISD I&S	5,920	0	2,380
BAY CTY ISD M&O	5,920	0	2,380
COASTAL PLAINS	5,920	0	2,380
PORT OF BAY CTY	5,920	0	2,380
DRAIN 1	5,920	0	2,380
C & R	5,920	0	2,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,760	610	Lease: 10678 Type: REAL Owner #: 712502
HOSPITAL	1,760	610	Legal: BASS GU W#3
BAY CTY ISD I&S	1,760	610	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	1,760	610	AB 265 I&GN RR CO BLK 4 SEC 6
COASTAL PLAINS	1,760	610	RRC 245439
PORT OF BAY CTY	1,760	610	
DRAIN 1	1,760	610	.010574 Royalty Interest
C & R	1,760	610	Category: G1
HB1984: The Appraised value of \$610 in 2023 as compared to \$290 in 2018 is a 110.34% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,760	0	610
HOSPITAL	1,760	0	610
BAY CTY ISD I&S	1,760	0	610
BAY CTY ISD M&O	1,760	0	610
COASTAL PLAINS	1,760	0	610
PORT OF BAY CTY	1,760	0	610
DRAIN 1	1,760	0	610
C & R	1,760	0	610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,260	130	Lease: 10706 Type: REAL Owner #: 712502
HOSPITAL	1,260	130	Legal: BASS GU W5
BAY CTY ISD I&S	1,260	130	SHOCO PRODUCTION LLC
BAY CTY ISD M&O	1,260	130	AB 256 I&GN RR SEC 9
COASTAL PLAINS	1,260	130	RRC 249824
PORT OF BAY CTY	1,260	130	
DRAIN 1	1,260	130	.010574 Royalty Interest
C & R	1,260	130	Category: G1
HB1984: The Appraised value of \$130 in 2023 as compared to \$490 in 2018 is a 73.47% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,260	0	130
HOSPITAL	1,260	0	130
BAY CTY ISD I&S	1,260	0	130
BAY CTY ISD M&O	1,260	0	130
COASTAL PLAINS	1,260	0	130
PORT OF BAY CTY	1,260	0	130
DRAIN 1	1,260	0	130
C & R	1,260	0	130

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	9,920	0	3,230		
C & R	9,920	0	3,230		
BAY CTY ISD I&S	9,920	0	3,230		
BAY CTY ISD M&O	9,920	0	3,230		
DRAIN 1	9,920	0	3,230		
COASTAL PLAINS	9,920	0	3,230		
COUNTY	9,920	0	3,230		
HOSPITAL	9,920	0	3,230		

