

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

MIMONTE LLC  
PO BOX 3358  
ENGLEWOOD      CO 80155-3358



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: 706960 989  
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	30	140	Lease: 790 Type: REAL Owner #: 706960
C & R	30	140	Legal: COBB, F G -A-
VAN VLK ISD I&S	30	140	URBAN OIL & GAS GROU
VAN VLK ISD M&O	30	140	AB 22 CUMMINS MARIA #35
DRAIN 1	30	140	RRC 20364
COASTAL PLAINS	30	140	
COUNTY	30	140	.000241 Royalty Interest
HOSPITAL	30	140	Category: G1
HB1984: The Appraised value of \$140 in 2023 as compared to \$90 in 2018 is a 55.56% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	30	0	140
C & R	30	0	140
VAN VLK ISD I&S	30	0	140
VAN VLK ISD M&O	30	0	140
DRAIN 1	30	0	140
COASTAL PLAINS	30	0	140
COUNTY	30	0	140
HOSPITAL	30	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
PORT OF BAY CTY	290	360	Lease: 810 Type: REAL Owner #: 706960
C & R	290	360	Legal: COBB, F G -B-
VAN VLK ISD I&S	290	360	URBAN OIL & GAS GROU
VAN VLK ISD M&O	290	360	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	290	360	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	290	360	
COUNTY	290	360	.000242 Royalty Interest
HOSPITAL	290	360	Category: G1
			Railroad #: 9470
HB1984: The Appraised value of \$360 in 2023 as compared to \$280 in 2018 is a 28.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	290	0	360
C & R	290	0	360
VAN VLK ISD I&S	290	0	360
VAN VLK ISD M&O	290	0	360
DRAIN 1	290	0	360
COASTAL PLAINS	290	0	360
COUNTY	290	0	360
HOSPITAL	290	0	360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	90	120	Lease: 10382 Type: REAL Owner #: 706960
HOSPITAL	90	120	Legal: COBB F G -B-
VAN VLK ISD I&S	90	120	URBAN OIL & GAS GROU
VAN VLK ISD M&O	90	120	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	90	120	RRC 24446
PORT OF BAY CTY	90	120	
DRAIN 1	90	120	.000241 Royalty Interest
C & R	90	120	Category: G1
			Railroad #: 24446
HB1984: The Appraised value of \$120 in 2023 as compared to \$30 in 2018 is a 300.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	90	0	120
HOSPITAL	90	0	120
VAN VLK ISD I&S	90	0	120
VAN VLK ISD M&O	90	0	120
COASTAL PLAINS	90	0	120
PORT OF BAY CTY	90	0	120
DRAIN 1	90	0	120
C & R	90	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	80	130	Lease: 10383 Type: REAL Owner #: 706960
HOSPITAL	80	130	Legal: COBB F G -A-
VAN VLK ISD I&S	80	130	URBAN OIL & GAS GROU
VAN VLK ISD M&O	80	130	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	80	130	RRC 24389
PORT OF BAY CTY	80	130	
DRAIN 1	80	130	.000241 Royalty Interest
C & R	80	130	Category: G1
			Railroad #: 24389
HB1984: The Appraised value of \$130 in 2023 as compared to \$60 in 2018 is a 116.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	130
HOSPITAL	80	0	130
VAN VLK ISD I&S	80	0	130
VAN VLK ISD M&O	80	0	130
COASTAL PLAINS	80	0	130
PORT OF BAY CTY	80	0	130
DRAIN 1	80	0	130
C & R	80	0	130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	20	50	Lease: 10762 Type: REAL Owner #: 706960		
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	.000241 Royalty Interest		
C & R	20	50	Category: G1		
			Railroad #: 25806		
HB1984: The Appraised value of \$50 in 2023 as compared to \$30 in 2018 is a 66.67% increase.					
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	50	80	Lease: 10779 Type: REAL Owner #: 706960		
HOSPITAL	50	80	Legal: COBB, F. G. 'B' W#35		
VAN VLK ISD I&S	50	80	URBAN OIL & GAS GROU		
VAN VLK ISD M&O	50	80	AB 22 CUMMINS MARIA SEC 35		
COASTAL PLAINS	50	80	RRC 26134		
PORT OF BAY CTY	50	80			
DRAIN 1	50	80	.000241 Royalty Interest		
C & R	50	80	Category: G1		
			Railroad #: 26134		
HB1984: The Appraised value of \$80 in 2023 as compared to \$10 in 2018 is a 700.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	50	0	80		
HOSPITAL	50	0	80		
VAN VLK ISD I&S	50	0	80		
VAN VLK ISD M&O	50	0	80		
COASTAL PLAINS	50	0	80		
PORT OF BAY CTY	50	0	80		
DRAIN 1	50	0	80		
C & R	50	0	80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		10	Lease: 10861 Type: REAL Owner #: 706960		
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	.000241 Royalty Interest		
C & R		10	Category: G1		
			Railroad #: 290027		
No 2018 Hist					
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	560	0	890		
C & R	560	0	890		
VAN VLK ISD I&S	560	0	890		
VAN VLK ISD M&O	560	0	890		
DRAIN 1	560	0	890		
COASTAL PLAINS	560	0	890		
COUNTY	560	0	890		
HOSPITAL	560	0	890		