

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

WAECHTER ERIC JAMES
1166 INGLESIDE DR
BATON ROUGE LA 70806-7036



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: 712292 1580
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	340	960	Lease: 4725 Type: REAL Owner #: 712292
C & R	340	960	Legal: WATSON F M TRUST ET AL "B"
VAN VLK ISD I&S	340	960	ATLAS OPERATING LLC
VAN VLK ISD M&O	340	960	AB 66 M B NUCKOLS SUR
DRAIN 1	340	960	RRC 94134
COASTAL PLAINS	340	960	
COUNTY	340	960	.001494 Royalty Interest
HOSPITAL	340	960	Category: G1
HB1984: The Appraised value of \$960 in 2023 as compared to \$520 in 2018 is a 84.62% increase.			Railroad #: 94134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	340	0	960
C & R	340	0	960
VAN VLK ISD I&S	340	0	960
VAN VLK ISD M&O	340	0	960
DRAIN 1	340	0	960
COASTAL PLAINS	340	0	960
COUNTY	340	0	960
HOSPITAL	340	0	960

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	170	230	Lease: 10240 Type: REAL Owner #: 712292
C & R	170	230	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	170	230	HILCORP ENERGY
VAN VLK ISD M&O	170	230	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	170	230	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	170	230	
HOSPITAL	170	230	.000029 Royalty Interest
COASTAL PLAINS	170	230	Category: G1
HB1984: The Appraised value of \$230 in 2023 as compared to \$110 in 2018 is a 109.09% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	170	0	230
C & R	170	0	230
VAN VLK ISD I&S	170	0	230
VAN VLK ISD M&O	170	0	230
PORT OF BAY CTY	170	0	230
DRAIN 1	170	0	230
HOSPITAL	170	0	230
COASTAL PLAINS	170	0	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20	30	Lease: 10240 Type: REAL Owner #: 712292
C & R	20	30	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S	20	30	HILCORP ENERGY
VAN VLK ISD M&O	20	30	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	20	30	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	20	30	
HOSPITAL	20	30	.000004 Override Royalty
COASTAL PLAINS	20	30	Category: G1
HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.			Railroad #: 208139
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20	0	30
C & R	20	0	30
VAN VLK ISD I&S	20	0	30
VAN VLK ISD M&O	20	0	30
PORT OF BAY CTY	20	0	30
DRAIN 1	20	0	30
HOSPITAL	20	0	30
COASTAL PLAINS	20	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	910	1,690	Lease: 10497 Type: REAL Owner #: 712292
HOSPITAL	910	1,690	Legal: JOHNSON FOUNDATION
VAN VLK ISD I&S	910	1,690	SHOCO PRODUCTION LLC
VAN VLK ISD M&O	910	1,690	AB 40 F GEORGE SEC 31
COASTAL PLAINS	910	1,690	RRC 263244
PORT OF BAY CTY	910	1,690	
DRAIN 1	910	1,690	.001004 Royalty Interest
C & R	910	1,690	Category: G1
HB1984: The Appraised value of \$1,690 in 2023 as compared to \$80 in 2018 is a 2012.50% increase.			Railroad #: 263244
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	910	0	1,690
HOSPITAL	910	0	1,690
VAN VLK ISD I&S	910	0	1,690
VAN VLK ISD M&O	910	0	1,690
COASTAL PLAINS	910	0	1,690
PORT OF BAY CTY	910	0	1,690
DRAIN 1	910	0	1,690
C & R	910	0	1,690

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	1,440	0	2,910		
C & R	1,440	0	2,910		
VAN VLK ISD I&S	1,440	0	2,910		
VAN VLK ISD M&O	1,440	0	2,910		
DRAIN 1	1,440	0	2,910		
COASTAL PLAINS	1,440	0	2,910		
COUNTY	1,440	0	2,910		
HOSPITAL	1,440	0	2,910		

