

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

MCMAHAN THOMAS V #1966 TR  
PO BOX 497  
HOUSTON TX 77001-0497



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: 37850 940  
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	170	270	Lease: 940 Type: REAL Owner #: 37850
C & R	170	270	Legal: OHIO-SUN UNIT TR#2-B
TIDEHAVEN ISD	170	270	ALLEGIANTE RESOURCES
DRAIN 2	170	270	AB 329 I&GN RR #1 UNIT 990100
COASTAL PLAINS	170	270	TRACT NAME: W D CORNELIUS
COUNTY	170	270	
HOSPITAL	170	270	.001953 Override Royalty
HB1984: The Appraised value of \$270 in 2023 as compared to \$220 in 2018 is a 22.73% increase.			Category: G1
			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	170	0	270
C & R	170	0	270
TIDEHAVEN ISD	170	0	270
DRAIN 2	170	0	270
COASTAL PLAINS	170	0	270
COUNTY	170	0	270
HOSPITAL	170	0	270

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 C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	190 190 190 190 190 190 190	290 290 290 290 290 290 290	Lease: 3380 Type: REAL Owner #: 37850 Legal: OHIO-SUN UNIT TR#3-C ALLEGiant RESOURCES AB 377 J ROBERTSON UNIT 990100 TRACT NAME: AD W PIETZ  .003906 Royalty Interest Category: G1 Railroad #: 2996
HB1984: The Appraised value of \$290 in 2023 as compared to \$240 in 2018 is a 20.83% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	190 190 190 190 190 190 190	0 0 0 0 0 0 0	290 290 290 290 290 290 290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COASTAL PLAINS NAV #1 G PORT OF BAY CTY TIDEHAVEN ISD DRAIN 4 G SEAWALL G COUNTY C & R HOSPITAL	70 50 30 70 70 50 70 30 70	70 50 30 70 70 50 70 30 70	Lease: 10076 Type: REAL Owner #: 37850 Legal: BLESSING F-3 UNIT HUGOTON OPERATING CO AB 65 GW NEXSEN, AB 540 PIERCE AB 562 SMITH, AB 208 & 209 H&G  .000184 Royalty Interest Category: G1 Railroad #: 9803
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$70 in 2023 as compared to \$190 in 2018 is a 63.16% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS NAV #1 PORT OF BAY CTY TIDEHAVEN ISD DRAIN 4 SEAWALL COUNTY C & R HOSPITAL	70 0 30 70 0 0 70 30 70	0 50 0 0 70 50 0 0 0	70 0 30 70 0 0 70 30 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL BAY CTY ISD I&S G BAY CTY ISD M&O G COASTAL PLAINS PORT OF BAY CTY DRAIN 1 G C & R		50 50 50 50 50 50 50	Lease: 10880 Type: REAL Owner #: 37850 Legal: OHIO-SUN UNIT ALLEGiant RESOURCES AB 7 BETTS, J RRC 293605  .000191 Royalty Interest Category: G1 Railroad #: 293605
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	0 0 0 0 0 0 0 0	0 0 50 50 0 0 50 0	50 50 0 0 50 50 0 50

**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	390	0	640		
C & R	390	0	640		
TIDEHAVEN ISD	430	0	630		
DRAIN 2	360	0	560		
COASTAL PLAINS	430	0	680		
COUNTY	430	0	680		
HOSPITAL	430	0	680		
NAV #1	0	50	0		
DRAIN 4	0	70	0		
SEAWALL	0	50	0		
BAY CTY ISD I&S	0	50	0		
BAY CTY ISD M&O	0	50	0		
DRAIN 1	0	50	0		

