

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

RUNNELLS CLIVE III 1970 TRUST  
% LERETA LLC  
PO BOX 565887  
DALLAS TX 75356



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: 704481 1242  
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
COUNTY	320	340	Lease: 3292 Type: REAL Owner #: 704481
NAV #1	320	340	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	320	340	ARCADIA OPERATING
DRAIN 3	320	340	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	320	340	RRC 48189
COASTAL PLAINS	320	340	Agent: 291
HOSPITAL	320	340	.001249 Royalty Interest
HB1984: The Appraised value of \$340 in 2023 as compared to \$110 in 2018 is a 209.09% increase.			Category: G1
			Railroad #: 48189
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	320	0	340
NAV #1	320	0	340
TIDEHAVEN ISD	320	0	340
DRAIN 3	320	0	340
SEAWALL	320	0	340
COASTAL PLAINS	320	0	340
HOSPITAL	320	0	340

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
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL		170 170 170 170 170 170 170	Lease: 10242 Type: REAL Owner #: 704481 Legal: RUNNELLS GAS UNIT #3 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 181480  .003004 Royalty Interest Category: G1 Railroad #: 181480 Agent: 291
HB1984: The Appraised value of \$170 in 2023 as compared to \$80 in 2018 is a 112.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	170
COASTAL PLAINS	0	0	170
TIDEHAVEN ISD	0	0	170
DRAIN 3	0	0	170
SEAWALL	0	0	170
COUNTY	0	0	170
HOSPITAL	0	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL		20 20 20 20 20 20 20	Lease: 10304 Type: REAL Owner #: 704481 Legal: RUNNELLS GAS UNIT #7 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 189268  .003004 Royalty Interest Category: G1 Railroad #: 189268 Agent: 291
HB1984: The Appraised value of \$20 in 2023 as compared to \$150 in 2018 is a 86.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	20
COASTAL PLAINS	0	0	20
TIDEHAVEN ISD	0	0	20
DRAIN 3	0	0	20
SEAWALL	0	0	20
COUNTY	0	0	20
HOSPITAL	0	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	1,840 1,840 1,840 1,840 1,840 1,840 1,840	2,440 2,440 2,440 2,440 2,440 2,440 2,440	Lease: 10386 Type: REAL Owner #: 704481 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102  .003004 Royalty Interest Category: G1 Railroad #: 201102 Agent: 291
HB1984: The Appraised value of \$2,440 in 2023 as compared to \$430 in 2018 is a 467.44% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,840	0	2,440
HOSPITAL	1,840	0	2,440
TIDEHAVEN ISD	1,840	0	2,440
COASTAL PLAINS	1,840	0	2,440
PORT OF BAY CTY	1,840	0	2,440
DRAIN 2	1,840	0	2,440
C & R	1,840	0	2,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	590	840	Lease: 10820 Type: REAL Owner #: 704481
HOSPITAL	590	840	Legal: DUNCAN W#1
BAY CTY ISD I&S	590	840	HOWARD EXPLORATION
BAY CTY ISD M&O	590	840	AB 348 LANCHE SA
COASTAL PLAINS	590	840	P# 817963
PORT OF BAY CTY	590	840	
DRAIN 1	590	840	.001250 Royalty Interest Agent: 291
C & R	590	840	Category: G1
HB1984: The Appraised value of \$840 in 2023 as compared to \$1,270 in 2018 is a 33.86% decrease.			Railroad #: 27221
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	590	0	840
HOSPITAL	590	0	840
BAY CTY ISD I&S	590	0	840
BAY CTY ISD M&O	590	0	840
COASTAL PLAINS	590	0	840
PORT OF BAY CTY	590	0	840
DRAIN 1	590	0	840
C & R	590	0	840

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
COUNTY	2,750	0	3,810
NAV #1	320	0	530
TIDEHAVEN ISD	2,160	0	2,970
DRAIN 3	320	0	530
SEAWALL	320	0	530
COASTAL PLAINS	2,750	0	3,810
HOSPITAL	2,750	0	3,810
PORT OF BAY CTY	2,430	0	3,280
DRAIN 2	1,840	0	2,440
C & R	2,430	0	3,280
BAY CTY ISD I&S	590	0	840
BAY CTY ISD M&O	590	0	840
DRAIN 1	590	0	840

