

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

ARMOUR STEVEN S
PO BOX 600
PIERCE TX 77467-0600



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: 707695 56
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	1,750	1,850	Lease: 3292 Type: REAL Owner #: 707695
NAV #1	1,750	1,850	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	1,750	1,850	ARCADIA OPERATING
DRAIN 3	1,750	1,850	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	1,750	1,850	RRC 48189
COASTAL PLAINS	1,750	1,850	
HOSPITAL	1,750	1,850	.006770 Royalty Interest
HB1984: The Appraised value of \$1,850 in 2023 as compared to \$570 in 2018 is a 224.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,750	0	1,850
NAV #1	1,750	0	1,850
TIDEHAVEN ISD	1,750	0	1,850
DRAIN 3	1,750	0	1,850
SEAWALL	1,750	0	1,850
COASTAL PLAINS	1,750	0	1,850
HOSPITAL	1,750	0	1,850

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		210 210 210 210 210 210 210	Lease: 10242 Type: REAL Owner #: 707695 Legal: RUNNELLS GAS UNIT #3 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 181480 .003693 Royalty Interest Category: G1 Railroad #: 181480
HB1984: The Appraised value of \$210 in 2023 as compared to \$100 in 2018 is a 110.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	210
COASTAL PLAINS	0	0	210
TIDEHAVEN ISD	0	0	210
DRAIN 3	0	0	210
SEAWALL	0	0	210
COUNTY	0	0	210
HOSPITAL	0	0	210

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 #: 707695 Legal: RUNNELLS GAS UNIT #7 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 189268 .003693 Royalty Interest Category: G1 Railroad #: 189268
HB1984: The Appraised value of \$20 in 2023 as compared to \$180 in 2018 is a 88.89% 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	2,260 2,260 2,260 2,260 2,260 2,260 2,260	3,000 3,000 3,000 3,000 3,000 3,000 3,000	Lease: 10386 Type: REAL Owner #: 707695 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102 .003693 Royalty Interest Category: G1 Railroad #: 201102
HB1984: The Appraised value of \$3,000 in 2023 as compared to \$530 in 2018 is a 466.04% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,260	0	3,000
HOSPITAL	2,260	0	3,000
TIDEHAVEN ISD	2,260	0	3,000
COASTAL PLAINS	2,260	0	3,000
PORT OF BAY CTY	2,260	0	3,000
DRAIN 2	2,260	0	3,000
C & R	2,260	0	3,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,960	2,810	Lease: 10820 Type: REAL Owner #: 707695
HOSPITAL	1,960	2,810	Legal: DUNCAN W#1
BAY CTY ISD I&S	1,960	2,810	HOWARD EXPLORATION
BAY CTY ISD M&O	1,960	2,810	AB 348 LARCHE SA
COASTAL PLAINS	1,960	2,810	P# 817963
PORT OF BAY CTY	1,960	2,810	
DRAIN 1	1,960	2,810	.004167 Royalty Interest
C & R	1,960	2,810	Category: G1
HB1984: The Appraised value of \$2,810 in 2023 as compared to \$4,240 in 2018 is a 33.73% decrease.			Railroad #: 27221
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,960	0	2,810
HOSPITAL	1,960	0	2,810
BAY CTY ISD I&S	1,960	0	2,810
BAY CTY ISD M&O	1,960	0	2,810
COASTAL PLAINS	1,960	0	2,810
PORT OF BAY CTY	1,960	0	2,810
DRAIN 1	1,960	0	2,810
C & R	1,960	0	2,810

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
COUNTY	5,970	0	7,890
NAV #1	1,750	0	2,080
TIDEHAVEN ISD	4,010	0	5,080
DRAIN 3	1,750	0	2,080
SEAWALL	1,750	0	2,080
COASTAL PLAINS	5,970	0	7,890
HOSPITAL	5,970	0	7,890
PORT OF BAY CTY	4,220	0	5,810
DRAIN 2	2,260	0	3,000
C & R	4,220	0	5,810
BAY CTY ISD I&S	1,960	0	2,810
BAY CTY ISD M&O	1,960	0	2,810
DRAIN 1	1,960	0	2,810

