

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 JOHN S TRUSTEE
121 PRIVATE ROAD 503
BAY CITY TX 77414-9266



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: 48777 1250
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	7,430	7,870	Lease: 3292 Type: REAL Owner #: 48777
NAV #1	7,430	7,870	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	7,430	7,870	ARCADIA OPERATING
DRAIN 3	7,430	7,870	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	7,430	7,870	RRC 48189
COASTAL PLAINS	7,430	7,870	
HOSPITAL	7,430	7,870	.028750 Royalty Interest
HB1984: The Appraised value of \$7,870 in 2023 as compared to \$2,420 in 2018 is a 225.21% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	7,430	0	7,870
NAV #1	7,430	0	7,870
TIDEHAVEN ISD	7,430	0	7,870
DRAIN 3	7,430	0	7,870
SEAWALL	7,430	0	7,870
COASTAL PLAINS	7,430	0	7,870
HOSPITAL	7,430	0	7,870

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		1,440 1,440 1,440 1,440 1,440 1,440 1,440	Lease: 10242 Type: REAL Owner #: 48777 Legal: RUNNELLS GAS UNIT #3 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 181480 .025483 Royalty Interest Category: G1 Railroad #: 181480
HB1984: The Appraised value of \$1,440 in 2023 as compared to \$670 in 2018 is a 114.93% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	0 0 0 0 0 0 0	0 0 0 0 0 0 0	1,440 1,440 1,440 1,440 1,440 1,440 1,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	15,610 15,610 15,610 15,610 15,610 15,610 15,610	20,720 20,720 20,720 20,720 20,720 20,720 20,720	Lease: 10386 Type: REAL Owner #: 48777 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102 .025483 Royalty Interest Category: G1 Railroad #: 201102
HB1984: The Appraised value of \$20,720 in 2023 as compared to \$3,660 in 2018 is a 466.12% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	15,610 15,610 15,610 15,610 15,610 15,610 15,610	0 0 0 0 0 0 0	20,720 20,720 20,720 20,720 20,720 20,720 20,720

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	23,040	0	30,030		
NAV #1	7,430	0	9,310		
TIDEHAVEN ISD	23,040	0	30,030		
DRAIN 3	7,430	0	9,310		
SEAWALL	7,430	0	9,310		
COASTAL PLAINS	23,040	0	30,030		
HOSPITAL	23,040	0	30,030		
PORT OF BAY CTY	15,610	0	20,720		
DRAIN 2	15,610	0	20,720		
C & R	15,610	0	20,720		