

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

TATE MICHAEL W  
PO BOX 7912  
HORSESHOE BAY TX 78657-7912



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: 704351 1460  
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	220	260	Lease: 10412 Type: REAL Owner #: 704351
HOSPITAL	220	260	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	220	260	KEBO OIL & GAS INC
COASTAL PLAINS	220	260	AB 208 H&GN RR CO
NAV #1 G	220	260	RRC 26169
DRAIN 4 G	220	260	
SEAWALL G	220	260	.001125 Override Royalty
Exemptions : G=LESS THAN \$500 MIN INT			Category: G1
HB1984: The Appraised value of \$260 in 2023			Railroad #: 26169
as compared to \$90 in 2018 is a 188.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	220	0	260
HOSPITAL	220	0	260
TIDEHAVEN ISD	220	0	260
COASTAL PLAINS	220	0	260
NAV #1	0	260	0
DRAIN 4	0	260	0
SEAWALL	0	260	0

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 HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$250 in 2018 is a 96.00% decrease.		10 10 10 10 10 10 10	Lease: 10413 Type: REAL Owner #: 704351 Legal: BLESSING UNIT W#1 GTG OPERATING LLC AB 448 W FUNCK RRC 204742  .001125 Override Royalty Category: G1 Railroad #: 204742
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	0 0 0 0 0 0 0	0 0 0 0 10 10 10	10 10 10 10 0 0 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$70 in 2023 as compared to \$20 in 2018 is a 250.00% increase.	30 30 30 30 30 30 30	70 70 70 70 70 70 70	Lease: 10770 Type: REAL Owner #: 704351 Legal: SOUTH BLESSING W#2 KEBO OIL & GAS INC AB 369 GEORGE PAYNE RRC 267000  .000750 Override Royalty Category: G1 Railroad #: 267000
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	30 30 30 30 0 0 0	0 0 0 0 70 70 70	70 70 70 70 0 0 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R  Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist	70 70 70 70 70 70 70	410 410 410 410 410 410 410	Lease: 10773 Type: REAL Owner #: 704351 Legal: NORTHWEST BLESSING W#4 KEBO OIL & GAS INC AB 557 HERRICK, H N RRC 269165  .000750 Override Royalty Category: G1 Railroad #: 269165
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	70 70 70 70 0 0 0	0 0 0 0 410 410 410	410 410 410 410 0 0 0

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	320	0	750		
HOSPITAL	320	0	750		
TIDEHAVEN ISD	320	0	750		
COASTAL PLAINS	320	0	750		
NAV #1	0	340	0		
DRAIN 4	0	340	0		
SEAWALL	0	340	0		
PORT OF BAY CTY	0	410	0		
DRAIN 1	0	410	0		
C & R	0	410	0		

