

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 LAURANCE H III  
PO BOX 538  
PIERCE TX 77467-0538



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: 707426 53  
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
NAV #1	10	20	Lease: 3285 Type: REAL Owner #: 707426
COASTAL PLAINS	10	20	Legal: PIERCE ESTATES
TIDEHAVEN ISD	10	20	KRISTEN OIL & GAS
DRAIN 3	10	20	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	10	20	RRC 51155
COUNTY	10	20	
HOSPITAL	10	20	.004167 Royalty Interest
HB1984: The Appraised value of \$20 in 2023 as compared to \$600 in 2018 is a 96.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	10	0	20
COASTAL PLAINS	10	0	20
TIDEHAVEN ISD	10	0	20
DRAIN 3	10	0	20
SEAWALL	10	0	20
COUNTY	10	0	20
HOSPITAL	10	0	20

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	1,750	1,850	Lease: 3292 Type: REAL Owner #: 707426
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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		210	Lease: 10242 Type: REAL Owner #: 707426
COASTAL PLAINS		210	Legal: RUNNELLS GAS UNIT #3
TIDEHAVEN ISD		210	ARCADIA OPERATING
DRAIN 3		210	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		210	RRC 181480
COUNTY		210	
HOSPITAL		210	.003693 Royalty Interest
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		20	Lease: 10304 Type: REAL Owner #: 707426
COASTAL PLAINS		20	Legal: RUNNELLS GAS UNIT #7
TIDEHAVEN ISD		20	ARCADIA OPERATING
DRAIN 3		20	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		20	RRC 189268
COUNTY		20	
HOSPITAL		20	.003693 Royalty Interest
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	2,260	3,000	Lease: 10386 Type: REAL Owner #: 707426
HOSPITAL	2,260	3,000	Legal: RUNNELLS GAS UNIT #8
TIDEHAVEN ISD	2,260	3,000	ARCADIA OPERATING
COASTAL PLAINS	2,260	3,000	AB 18 CHRISTOPHER COX SUR
PORT OF BAY CTY	2,260	3,000	RRC 201102
DRAIN 2	2,260	3,000	
C & R	2,260	3,000	.003693 Royalty Interest
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 #: 707426
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.			
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		
NAV #1	1,760	0	2,100		
COASTAL PLAINS	5,980	0	7,910		
TIDEHAVEN ISD	4,020	0	5,100		
DRAIN 3	1,760	0	2,100		
SEAWALL	1,760	0	2,100		
COUNTY	5,980	0	7,910		
HOSPITAL	5,980	0	7,910		
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		

