

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

CLEAR FORK ROYALTY 4 LP
6300 RIDGLEA PLACE STE 950
FORT WORTH TX 76116-5704

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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: 702310 277
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
PORT OF BAY CTY	860	1,340	Lease: 630 Type: REAL Owner #: 702310
C & R	860	1,340	Legal: OHIO-SUN UNIT TR#1-A
TIDEHAVEN ISD	860	1,340	ALLEGIANT RESOURCES
DRAIN 2	860	1,340	AB 229 I & GN UNIT 990100
COASTAL PLAINS	860	1,340	TRACT NAME: J C CARLSON ET AL
COUNTY	860	1,340	
HOSPITAL	860	1,340	
HB1984: The Appraised value of \$1,340 in 2023 as compared to \$1,080 in 2018 is a 24.07% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	860	0	1,340
C & R	860	0	1,340
TIDEHAVEN ISD	860	0	1,340
DRAIN 2	860	0	1,340
COASTAL PLAINS	860	0	1,340
COUNTY	860	0	1,340
HOSPITAL	860	0	1,340

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		
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL No 2018 Hist	10 10 10 10 10 10 10	10 10 10 10 10 10 10	Lease: 3180 Type: REAL Owner #: 702310 Legal: NORTHERN RANCH (OIL) TRINIDAD RESOURCES AB 196 WM A HURD SUR RRC 27306 .002006 Royalty Interest Category: G1 Railroad #: 27306		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	10 10 10 10 10 10 10	0 0 0 0 0 0 0	10 10 10 10 10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY HOSPITAL BAY CTY ISD I&S G BAY CTY ISD M&O G COASTAL PLAINS PORT OF BAY CTY DRAIN 1 G C & R Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist		110 110 110 110 110 110 110	Lease: 10880 Type: REAL Owner #: 702310 Legal: OHIO-SUN UNIT ALLEGiant RESOURCES AB 7 BETTS, J RRC 293605 .000458 Royalty Interest Category: G1 Railroad #: 293605		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	0 0 0 0 0 0 0 0	0 0 110 110 0 0 110 0	110 110 0 0 110 110 0 110		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1	870 870 870 870 870 870 870 0 0 0	0 0 0 0 0 0 0 110 110 110	1,460 1,460 1,350 1,350 1,460 1,460 1,460 0 0 0		