

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

DUBOIS HELEN RUNNELS
% LERETA LLC
PO BOX 565887
DALLAS TX 75356



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: 700186 417
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	Lease: 3285 Type: REAL Owner #: 700186
COASTAL PLAINS		10	Legal: PIERCE ESTATES
TIDEHAVEN ISD		10	KRISTEN OIL & GAS
DRAIN 3		10	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		10	RRC 51155
COUNTY		10	Agent: 291
HOSPITAL		10	.001406 Royalty Interest
			Category: G1
			Railroad #: 51155
HB1984: The Appraised value of \$10 in 2023 as compared to \$200 in 2018 is a 95.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	10
COASTAL PLAINS	0	0	10
TIDEHAVEN ISD	0	0	10
DRAIN 3	0	0	10
SEAWALL	0	0	10
COUNTY	0	0	10
HOSPITAL	0	0	10

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	3,190	3,380	Lease: 3292 Type: REAL Owner #: 700186
NAV #1	3,190	3,380	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	3,190	3,380	ARCADIA OPERATING
DRAIN 3	3,190	3,380	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	3,190	3,380	RRC 48189
COASTAL PLAINS	3,190	3,380	Agent: 291
HOSPITAL	3,190	3,380	.012344 Royalty Interest
			Category: G1
			Railroad #: 48189
HB1984: The Appraised value of \$3,380 in 2023 as compared to \$1,040 in 2018 is a 225.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,190	0	3,380
NAV #1	3,190	0	3,380
TIDEHAVEN ISD	3,190	0	3,380
DRAIN 3	3,190	0	3,380
SEAWALL	3,190	0	3,380
COASTAL PLAINS	3,190	0	3,380
HOSPITAL	3,190	0	3,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	30	40	Lease: 10240 Type: REAL Owner #: 700186
C & R	30	40	Legal: OLD OCEAN UNIT
VAN VLK ISD I&S G	30	40	HILCORP ENERGY
VAN VLK ISD M&O G	30	40	AB 3 BATTLE ETAL SUR AB 66 M B
PORT OF BAY CTY	30	40	NUCHOLS SUR AB 76 POLLY & CHAN
DRAIN 1	30	40	Agent: 291
HOSPITAL	30	40	.000005 Royalty Interest
COASTAL PLAINS	30	40	Category: G1
			Railroad #: 208139
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$40 in 2023 as compared to \$20 in 2018 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	30	0	40
C & R	30	0	40
VAN VLK ISD I&S	0	40	0
VAN VLK ISD M&O	0	40	0
PORT OF BAY CTY	30	0	40
DRAIN 1	30	0	40
HOSPITAL	30	0	40
COASTAL PLAINS	30	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		40	Lease: 10242 Type: REAL Owner #: 700186
COASTAL PLAINS		40	Legal: RUNNELLS GAS UNIT #3
TIDEHAVEN ISD		40	ARCADIA OPERATING
DRAIN 3		40	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		40	RRC 181480
COUNTY		40	Agent: 291
HOSPITAL		40	.000614 Royalty Interest
			Category: G1
			Railroad #: 181480
HB1984: The Appraised value of \$40 in 2023 as compared to \$20 in 2018 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	40
COASTAL PLAINS	0	0	40
TIDEHAVEN ISD	0	0	40
DRAIN 3	0	0	40
SEAWALL	0	0	40
COUNTY	0	0	40
HOSPITAL	0	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	380	500	Lease: 10386 Type: REAL Owner #: 700186
HOSPITAL	380	500	Legal: RUNNELLS GAS UNIT #8
TIDEHAVEN ISD	380	500	ARCADIA OPERATING
COASTAL PLAINS	380	500	AB 18 CHRISTOPHER COX SUR
PORT OF BAY CTY	380	500	RRC 201102
DRAIN 2	380	500	
C & R	380	500	.000614 Royalty Interest Agent: 291
HB1984: The Appraised value of \$500 in 2023 as compared to \$90 in 2018 is a 455.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	380	0	500
HOSPITAL	380	0	500
TIDEHAVEN ISD	380	0	500
COASTAL PLAINS	380	0	500
PORT OF BAY CTY	380	0	500
DRAIN 2	380	0	500
C & R	380	0	500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	660	950	Lease: 10820 Type: REAL Owner #: 700186
HOSPITAL	660	950	Legal: DUNCAN W#1
BAY CTY ISD I&S	660	950	HOWARD EXPLORATION
BAY CTY ISD M&O	660	950	AB 348 LARCHE SA
COASTAL PLAINS	660	950	P# 817963
PORT OF BAY CTY	660	950	
DRAIN 1	660	950	.001406 Royalty Interest Agent: 291
C & R	660	950	Category: G1
HB1984: The Appraised value of \$950 in 2023 as compared to \$1,430 in 2018 is a 33.57% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	660	0	950
HOSPITAL	660	0	950
BAY CTY ISD I&S	660	0	950
BAY CTY ISD M&O	660	0	950
COASTAL PLAINS	660	0	950
PORT OF BAY CTY	660	0	950
DRAIN 1	660	0	950
C & R	660	0	950

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
NAV #1	3,190	0	3,430		
COASTAL PLAINS	4,260	0	4,920		
TIDEHAVEN ISD	3,570	0	3,930		
DRAIN 3	3,190	0	3,430		
SEAWALL	3,190	0	3,430		
COUNTY	4,260	0	4,920		
HOSPITAL	4,260	0	4,920		
C & R	1,070	0	1,490		
VAN VLK ISD I&S	0	40	0		
VAN VLK ISD M&O	0	40	0		
PORT OF BAY CTY	1,070	0	1,490		
DRAIN 1	690	0	990		
DRAIN 2	380	0	500		
BAY CTY ISD I&S	660	0	950		
BAY CTY ISD M&O	660	0	950		

