

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

HUTCHINS-PIERCE LTD
%BESSEMER TRU ATTN DAVE PARKER
109 N POST OAK LN STE 205
HOUSTON TX 77024-7784



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: 712106 709
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	100	130	Lease: 3285 Type: REAL Owner #: 712106
COASTAL PLAINS	100	130	Legal: PIERCE ESTATES
TIDEHAVEN ISD	100	130	KRISTEN OIL & GAS
DRAIN 3	100	130	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	100	130	RRC 51155
COUNTY	100	130	
HOSPITAL	100	130	
HB1984: The Appraised value of \$130 in 2023 as compared to \$4,520 in 2018 is a 97.12% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	100	0	130
COASTAL PLAINS	100	0	130
TIDEHAVEN ISD	100	0	130
DRAIN 3	100	0	130
SEAWALL	100	0	130
COUNTY	100	0	130
HOSPITAL	100	0	130

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	8,070	8,550	Lease: 3292 Type: REAL Owner #: 712106
NAV #1	8,070	8,550	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	8,070	8,550	ARCADIA OPERATING
DRAIN 3	8,070	8,550	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	8,070	8,550	RRC 48189
COASTAL PLAINS	8,070	8,550	
HOSPITAL	8,070	8,550	.031238 Royalty Interest
HB1984: The Appraised value of \$8,550 in 2023 as compared to \$2,630 in 2018 is a 225.10% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	8,070	0	8,550
NAV #1	8,070	0	8,550
TIDEHAVEN ISD	8,070	0	8,550
DRAIN 3	8,070	0	8,550
SEAWALL	8,070	0	8,550
COASTAL PLAINS	8,070	0	8,550
HOSPITAL	8,070	0	8,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		1,570	Lease: 10242 Type: REAL Owner #: 712106
COASTAL PLAINS		1,570	Legal: RUNNELLS GAS UNIT #3
TIDEHAVEN ISD		1,570	ARCADIA OPERATING
DRAIN 3		1,570	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		1,570	RRC 181480
COUNTY		1,570	
HOSPITAL		1,570	.027688 Royalty Interest
HB1984: The Appraised value of \$1,570 in 2023 as compared to \$730 in 2018 is a 115.07% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	1,570
COASTAL PLAINS	0	0	1,570
TIDEHAVEN ISD	0	0	1,570
DRAIN 3	0	0	1,570
SEAWALL	0	0	1,570
COUNTY	0	0	1,570
HOSPITAL	0	0	1,570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		180	Lease: 10304 Type: REAL Owner #: 712106
COASTAL PLAINS		180	Legal: RUNNELLS GAS UNIT #7
TIDEHAVEN ISD		180	ARCADIA OPERATING
DRAIN 3		180	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		180	RRC 189268
COUNTY		180	
HOSPITAL		180	.027688 Royalty Interest
HB1984: The Appraised value of \$180 in 2023 as compared to \$1,350 in 2018 is a 86.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	180
COASTAL PLAINS	0	0	180
TIDEHAVEN ISD	0	0	180
DRAIN 3	0	0	180
SEAWALL	0	0	180
COUNTY	0	0	180
HOSPITAL	0	0	180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	16,960	22,510	Lease: 10386 Type: REAL Owner #: 712106
HOSPITAL	16,960	22,510	Legal: RUNNELLS GAS UNIT #8
TIDEHAVEN ISD	16,960	22,510	ARCADIA OPERATING
COASTAL PLAINS	16,960	22,510	AB 18 CHRISTOPHER COX SUR
PORT OF BAY CTY	16,960	22,510	RRC 201102
DRAIN 2	16,960	22,510	
C & R	16,960	22,510	.027688 Royalty Interest
HB1984: The Appraised value of \$22,510 in 2023 as compared to \$3,980 in 2018 is a 465.58% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	16,960	0	22,510
HOSPITAL	16,960	0	22,510
TIDEHAVEN ISD	16,960	0	22,510
COASTAL PLAINS	16,960	0	22,510
PORT OF BAY CTY	16,960	0	22,510
DRAIN 2	16,960	0	22,510
C & R	16,960	0	22,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	14,690	21,050	Lease: 10820 Type: REAL Owner #: 712106
HOSPITAL	14,690	21,050	Legal: DUNCAN W#1
BAY CTY ISD I&S	14,690	21,050	HOWARD EXPLORATION
BAY CTY ISD M&O	14,690	21,050	AB 348 LARCHE SA
COASTAL PLAINS	14,690	21,050	P# 817963
PORT OF BAY CTY	14,690	21,050	
DRAIN 1	14,690	21,050	.031238 Royalty Interest
C & R	14,690	21,050	Category: G1
HB1984: The Appraised value of \$21,050 in 2023 as compared to \$31,750 in 2018 is a 33.70% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	14,690	0	21,050
HOSPITAL	14,690	0	21,050
BAY CTY ISD I&S	14,690	0	21,050
BAY CTY ISD M&O	14,690	0	21,050
COASTAL PLAINS	14,690	0	21,050
PORT OF BAY CTY	14,690	0	21,050
DRAIN 1	14,690	0	21,050
C & R	14,690	0	21,050

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
NAV #1	8,170	0	10,430		
COASTAL PLAINS	39,820	0	53,990		
TIDEHAVEN ISD	25,130	0	32,940		
DRAIN 3	8,170	0	10,430		
SEAWALL	8,170	0	10,430		
COUNTY	39,820	0	53,990		
HOSPITAL	39,820	0	53,990		
PORT OF BAY CTY	31,650	0	43,560		
DRAIN 2	16,960	0	22,510		
C & R	31,650	0	43,560		
BAY CTY ISD I&S	14,690	0	21,050		
BAY CTY ISD M&O	14,690	0	21,050		
DRAIN 1	14,690	0	21,050		

