

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

JSE INVESTMENTS LTD  
3606C JOHN STOCKBAUER DR  
VICTORIA TX 77904-2444



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: 708374 760  
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	2,130	2,530	Lease: 10412 Type: REAL Owner #: 708374
HOSPITAL	2,130	2,530	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	2,130	2,530	KEBO OIL & GAS INC
COASTAL PLAINS	2,130	2,530	AB 208 H&GN RR CO
NAV #1	2,130	2,530	RRC 26169
DRAIN 4	2,130	2,530	
SEAWALL	2,130	2,530	.010953 Override Royalty
HB1984: The Appraised value of \$2,530 in 2023 as compared to \$80 in 2018 is a 3062.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,130	0	2,530
HOSPITAL	2,130	0	2,530
TIDEHAVEN ISD	2,130	0	2,530
COASTAL PLAINS	2,130	0	2,530
NAV #1	2,130	0	2,530
DRAIN 4	2,130	0	2,530
SEAWALL	2,130	0	2,530

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		60 60 60 60 60 60 60	Lease: 10413 Type: REAL Owner #: 708374 Legal: BLESSING UNIT W#1 GTG OPERATING LLC AB 448 W FUNCK RRC 204742  .010954 Override Royalty Category: G1 Railroad #: 204742
HB1984: The Appraised value of \$60 in 2023 as compared to \$210 in 2018 is a 71.43% decrease.			
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 0 0 0	60 60 60 60 60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	280 280 280 280 280 280 280	710 710 710 710 710 710 710	Lease: 10770 Type: REAL Owner #: 708374 Legal: SOUTH BLESSING W#2 KEBO OIL & GAS INC AB 369 GEORGE PAYNE RRC 267000  .007302 Override Royalty Category: G1 Railroad #: 267000
HB1984: The Appraised value of \$710 in 2023 as compared to \$20 in 2018 is a 3450.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	280 280 280 280 280 280 280	0 0 0 0 0 0 0	710 710 710 710 710 710 710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	660 660 660 660 660 660 660	3,980 3,980 3,980 3,980 3,980 3,980 3,980	Lease: 10773 Type: REAL Owner #: 708374 Legal: NORTHWEST BLESSING W#4 KEBO OIL & GAS INC AB 557 HERRICK, H N RRC 269165  .007302 Override Royalty Category: G1 Railroad #: 269165
No 2018 Hist			
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	660 660 660 660 660 660 660	0 0 0 0 0 0 0	3,980 3,980 3,980 3,980 3,980 3,980 3,980

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		140	110	Lease: 10821	Type: REAL Owner #: 708374
HOSPITAL		140	110	Legal: BLESSING (F-14)	
PALACIOS ISD	G	140	110	SUE-ANN OPERATING	
COASTAL PLAINS		140	110	AB 202 HOLMES E L	
NAV #1		140	110	P# 796813	
DRAIN 3	G	140	110		
SEAWALL		140	110	.000223 Override Royalty	
				Category: G1	
				Railroad #: 27359	
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	140	0	110		
HOSPITAL	140	0	110		
PALACIOS ISD	0	110	0		
COASTAL PLAINS	140	0	110		
NAV #1	140	0	110		
DRAIN 3	0	110	0		
SEAWALL	140	0	110		

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	3,210	0	7,390		
HOSPITAL	3,210	0	7,390		
TIDEHAVEN ISD	3,070	0	7,280		
COASTAL PLAINS	3,210	0	7,390		
NAV #1	2,550	0	3,410		
DRAIN 4	2,410	0	3,300		
SEAWALL	2,550	0	3,410		
PORT OF BAY CTY	660	0	3,980		
DRAIN 1	660	0	3,980		
C & R	660	0	3,980		
PALACIOS ISD	0	110	0		
DRAIN 3	0	110	0		

