

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

BLUE DIAMOND PARTNERS LTD  
S TOWER  
800 N SHORELINE BLVD STE 2550  
CORPUS CHRISTI TX 78401-3764



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: 708871 147  
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	1,090	920	Lease: 10236 Type: REAL Owner #: 708871
HOSPITAL	1,090	920	Legal: TRULL
NAV #1	1,090	920	REMORA OPERATING
TIDEHAVEN ISD	1,090	920	AB 65 GEO W NEXSEN SUR
DRAIN 4	1,090	920	RRC 177443
SEAWALL	1,090	920	
COASTAL PLAINS	1,090	920	.003125 Override Royalty
HB1984: The Appraised value of \$920 in 2023 as compared to \$390 in 2018 is a 135.90% increase.			Category: G1 Railroad #: 177443
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,090	0	920
HOSPITAL	1,090	0	920
NAV #1	1,090	0	920
TIDEHAVEN ISD	1,090	0	920
DRAIN 4	1,090	0	920
SEAWALL	1,090	0	920
COASTAL PLAINS	1,090	0	920

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	110	410	Lease: 10394 Type: REAL	Owner #: 708871	
HOSPITAL	110	410	Legal: TRULL #3		
TIDEHAVEN ISD	110	410	REMORA OPERATING		
COASTAL PLAINS	110	410	AB 557 H N HERRICK SUR		
PORT OF BAY CTY	110	410	RRC 199612		
DRAIN 4	110	410			
C & R	110	410	.003125 Override Royalty		
			Category: G1		
			Railroad #: 199612		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	110	0	410		
HOSPITAL	110	0	410		
TIDEHAVEN ISD	110	0	410		
COASTAL PLAINS	110	0	410		
PORT OF BAY CTY	110	0	410		
DRAIN 4	110	0	410		
C & R	110	0	410		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	610	720	Lease: 10412 Type: REAL	Owner #: 708871	
HOSPITAL	610	720	Legal: PIERCE ESTATE W#1		
TIDEHAVEN ISD	610	720	KEBO OIL & GAS INC		
COASTAL PLAINS	610	720	AB 208 H&GN RR CO		
NAV #1	610	720	RRC 26169		
DRAIN 4	610	720			
SEAWALL	610	720	.003125 Override Royalty		
			Category: G1		
			Railroad #: 26169		
HB1984: The Appraised value of \$720 in 2023 as compared to \$260 in 2018 is a 176.92% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	610	0	720		
HOSPITAL	610	0	720		
TIDEHAVEN ISD	610	0	720		
COASTAL PLAINS	610	0	720		
NAV #1	610	0	720		
DRAIN 4	610	0	720		
SEAWALL	610	0	720		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	270	440	Lease: 10414 Type: REAL	Owner #: 708871	
HOSPITAL	270	440	Legal: TRULL W#5		
TIDEHAVEN ISD	270	440	RAMORA OPERATING		
COASTAL PLAINS	270	440	AB 557 H N HERRICK SUR		
PORT OF BAY CTY	270	440	RRC 204611		
DRAIN 4	270	440			
C & R	270	440	.003125 Override Royalty		
			Category: G1		
			Railroad #: 204611		
HB1984: The Appraised value of \$440 in 2023 as compared to \$650 in 2018 is a 32.31% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	270	0	440		
HOSPITAL	270	0	440		
TIDEHAVEN ISD	270	0	440		
COASTAL PLAINS	270	0	440		
PORT OF BAY CTY	270	0	440		
DRAIN 4	270	0	440		
C & R	270	0	440		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	100	470	Lease: 10438 Type: REAL Owner #: 708871
HOSPITAL	100	470	Legal: TRULL WELL #6
TIDEHAVEN ISD	100	470	REMORA OPERATING
COASTAL PLAINS	100	470	AB 65 C W NEXSEN
NAV #1	100	470	RRC 205597
DRAIN 4	100	470	
SEAWALL	100	470	
HB1984: The Appraised value of \$470 in 2023 as compared to \$20 in 2018 is a 2250.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	100	0	470
HOSPITAL	100	0	470
TIDEHAVEN ISD	100	0	470
COASTAL PLAINS	100	0	470
NAV #1	100	0	470
DRAIN 4	100	0	470
SEAWALL	100	0	470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,230	1,440	Lease: 10630 Type: REAL Owner #: 708871
HOSPITAL	1,230	1,440	Legal: SOUTH BLESSING
TIDEHAVEN ISD	1,230	1,440	KEBO OIL & GAS
COASTAL PLAINS	1,230	1,440	AB 202 E L HOLMES SEC1
PORT OF BAY CTY	1,230	1,440	RRC 235118
DRAIN 2	1,230	1,440	
C & R	1,230	1,440	
HB1984: The Appraised value of \$1,440 in 2023 as compared to \$2,400 in 2018 is a 40.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,230	0	1,440
HOSPITAL	1,230	0	1,440
TIDEHAVEN ISD	1,230	0	1,440
COASTAL PLAINS	1,230	0	1,440
PORT OF BAY CTY	1,230	0	1,440
DRAIN 2	1,230	0	1,440
C & R	1,230	0	1,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	950	2,080	Lease: 10661 Type: REAL Owner #: 708871
HOSPITAL	950	2,080	Legal: WEST BLESSING #1
COASTAL PLAINS	950	2,080	KEBO OIL & GAS INC
TIDEHAVEN ISD	950	2,080	AB 369 PAYNE GEORGE
NAV #1	950	2,080	RRC 236239
SEAWALL	950	2,080	
DRAIN 4	950	2,080	
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	950	0	2,080
HOSPITAL	950	0	2,080
COASTAL PLAINS	950	0	2,080
TIDEHAVEN ISD	950	0	2,080
NAV #1	950	0	2,080
SEAWALL	950	0	2,080
DRAIN 4	950	0	2,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL COASTAL PLAINS NAV #1 SEAWALL DRAIN 4 TIDEHAVEN ISD		60 60 60 60 60 60 60	Lease: 10662 Type: REAL Owner #: 708871 Legal: WEST BLESSING #2 KEBO OIL & GAS AB 369 PAYNE GEORGE RRC 242371  .002992 Override Royalty Category: G1 Railroad #: 242371
HB1984: The Appraised value of \$60 in 2023 as compared to \$160 in 2018 is a 62.50% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	60
HOSPITAL	0	0	60
COASTAL PLAINS	0	0	60
NAV #1	0	0	60
SEAWALL	0	0	60
DRAIN 4	0	0	60
TIDEHAVEN ISD	0	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL		450 450 450 450 450 450 450	Lease: 10754 Type: REAL Owner #: 708871 Legal: YEAMANS BLESSING W#1 KEBO OIL & GAS INC AB 420 YEAMANS H RRC 262244  .003577 Override Royalty Category: G1 Railroad #: 262244
HB1984: The Appraised value of \$450 in 2023 as compared to \$1,700 in 2018 is a 73.53% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	450
HOSPITAL	0	0	450
TIDEHAVEN ISD	0	0	450
COASTAL PLAINS	0	0	450
NAV #1	0	0	450
DRAIN 3	0	450	0
SEAWALL	0	0	450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	360 360 360 360 360 360 360	910 910 910 910 910 910 910	Lease: 10770 Type: REAL Owner #: 708871 Legal: SOUTH BLESSING W#2 KEBO OIL & GAS INC AB 369 GEORGE PAYNE RRC 267000  .009375 Override Royalty Category: G1 Railroad #: 267000
HB1984: The Appraised value of \$910 in 2023 as compared to \$270 in 2018 is a 237.04% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	360	0	910
HOSPITAL	360	0	910
TIDEHAVEN ISD	360	0	910
COASTAL PLAINS	360	0	910
NAV #1	360	0	910
DRAIN 4	360	0	910
SEAWALL	360	0	910

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		400	2,390	Lease: 10773    Type: REAL    Owner #: 708871		
HOSPITAL		400	2,390	Legal: NORTHWEST BLESSING W#4		
TIDEHAVEN ISD		400	2,390	KEBO OIL & GAS INC		
COASTAL PLAINS		400	2,390	AB 557 HERRICK, H N		
PORT OF BAY CTY		400	2,390	RRC 269165		
DRAIN 1		400	2,390			
C & R		400	2,390	.004375 Override Royalty		
				Category:        G1		
				Railroad #:        269165		
No 2018 Hist						
Taxing Units	Last Year's Taxable		Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	400		0	2,390		
HOSPITAL	400		0	2,390		
TIDEHAVEN ISD	400		0	2,390		
COASTAL PLAINS	400		0	2,390		
PORT OF BAY CTY	400		0	2,390		
DRAIN 1	400		0	2,390		
C & R	400		0	2,390		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	5,120	0	10,290		
HOSPITAL	5,120	0	10,290		
NAV #1	3,110	0	5,610		
TIDEHAVEN ISD	5,120	0	10,290		
DRAIN 4	3,490	0	6,010		
SEAWALL	3,110	0	5,610		
COASTAL PLAINS	5,120	0	10,290		
PORT OF BAY CTY	2,010	0	4,680		
C & R	2,010	0	4,680		
DRAIN 2	1,230	0	1,440		
DRAIN 3	0	450	0		
DRAIN 1	400	0	2,390		

