

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

PIERCE MICHEAL E JR  
PO BOX 910  
BLESSING TX 77419



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: 706472 1153  
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
COASTAL PLAINS	160	160	Lease: 10076 Type: REAL Owner #: 706472
NAV #1	100	100	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	60	60	HUGOTON OPERATING CO
TIDEHAVEN ISD	160	160	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	160	160	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	100	100	
COUNTY	160	160	.000394 Royalty Interest
C & R	60	60	Category: G1
HOSPITAL	160	160	Railroad #: 9803
HB1984: The Appraised value of \$160 in 2023 as compared to \$400 in 2018 is a 60.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	160	0	160
NAV #1	100	0	100
PORT OF BAY CTY	60	0	60
TIDEHAVEN ISD	160	0	160
DRAIN 4	160	0	160
SEAWALL	100	0	100
COUNTY	160	0	160
C & R	60	0	60
HOSPITAL	160	0	160

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](https://www.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	170	200	Lease: 10412 Type: REAL Owner #: 706472
HOSPITAL	170	200	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	170	200	KEBO OIL & GAS INC
COASTAL PLAINS	170	200	AB 208 H&GN RR CO
NAV #1	170	200	RRC 26169
DRAIN 4	170	200	
SEAWALL	170	200	
HB1984: The Appraised value of \$200 in 2023 as compared to \$70 in 2018 is a 185.71% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	170	0	200
HOSPITAL	170	0	200
TIDEHAVEN ISD	170	0	200
COASTAL PLAINS	170	0	200
NAV #1	170	0	200
DRAIN 4	170	0	200
SEAWALL	170	0	200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	430	620	Lease: 10574 Type: REAL Owner #: 706472
HOSPITAL	430	620	Legal: NEVADA BLESSING UNIT #1
TIDEHAVEN ISD	430	620	GTG OPERATING LLC
COASTAL PLAINS	430	620	AB 458 S F SPARKS
PORT OF BAY CTY	430	620	RRC 225941
DRAIN 4	430	620	
C & R	430	620	
HB1984: The Appraised value of \$620 in 2023 as compared to \$1,120 in 2018 is a 44.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	430	0	620
HOSPITAL	430	0	620
TIDEHAVEN ISD	430	0	620
COASTAL PLAINS	430	0	620
PORT OF BAY CTY	430	0	620
DRAIN 4	430	0	620
C & R	430	0	620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	200	400	Lease: 10693 Type: REAL Owner #: 706472
HOSPITAL	200	400	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	200	400	SQUARE MILE ENERGY
COASTAL PLAINS	200	400	AB 103 WILLIAMS G J
PORT OF BAY CTY	200	400	RRC 246621
DRAIN 2	200	400	
C & R	200	400	
HB1984: The Appraised value of \$400 in 2023 as compared to \$410 in 2018 is a 2.44% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	200	0	400
HOSPITAL	200	0	400
TIDEHAVEN ISD	200	0	400
COASTAL PLAINS	200	0	400
PORT OF BAY CTY	200	0	400
DRAIN 2	200	0	400
C & R	200	0	400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	50	30	Lease: 10811 Type: REAL	Owner #: 706472	
HOSPITAL	50	30	Legal: PECAN UNIT W#1		
TIDEHAVEN ISD	50	30	KEBO OIL & GAS INC.		
COASTAL PLAINS	50	30	AB 103 WILLIAMS, G J		
PORT OF BAY CTY	50	30	RRC# 278352		
DRAIN 2	50	30			
C & R	50	30	.000272 Royalty Interest		
			Category: G1		
			Railroad #: 278352		
HB1984: The Appraised value of \$30 in 2023 as compared to \$30 in 2018 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	50	0	30		
HOSPITAL	50	0	30		
TIDEHAVEN ISD	50	0	30		
COASTAL PLAINS	50	0	30		
PORT OF BAY CTY	50	0	30		
DRAIN 2	50	0	30		
C & R	50	0	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	120	50	Lease: 10817 Type: REAL	Owner #: 706472	
HOSPITAL	120	50	Legal: PECAN UNIT #2		
TIDEHAVEN ISD	120	50	KEBO OIL & GAS		
COASTAL PLAINS	120	50	AB 103 WILLIAMS, G J		
PORT OF BAY CTY	120	50	RRC# 279574		
DRAIN 2	120	50			
C & R	120	50	.000272 Royalty Interest		
			Category: G1		
			Railroad #: 279574		
HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	120	0	50		
HOSPITAL	120	0	50		
TIDEHAVEN ISD	120	0	50		
COASTAL PLAINS	120	0	50		
PORT OF BAY CTY	120	0	50		
DRAIN 2	120	0	50		
C & R	120	0	50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	110	80	Lease: 10821 Type: REAL	Owner #: 706472	
HOSPITAL	110	80	Legal: BLESSING (F-14)		
PALACIOS ISD	110	80	SUE-ANN OPERATING		
COASTAL PLAINS	110	80	AB 202 HOLMES E L		
NAV #1	110	80	P# 796813		
DRAIN 3	110	80			
SEAWALL	110	80	.000167 Royalty Interest		
			Category: G1		
			Railroad #: 27359		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	110	0	80		
HOSPITAL	110	0	80		
PALACIOS ISD	110	0	80		
COASTAL PLAINS	110	0	80		
NAV #1	110	0	80		
DRAIN 3	110	0	80		
SEAWALL	110	0	80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	720	970	Lease: 10831 Type: REAL Owner #: 706472
HOSPITAL	720	970	Legal: HEFFELFINGER "A" W#1
TIDEHAVEN ISD	720	970	KEBO OIL & GAS, INC.
COASTAL PLAINS	720	970	AB 93 TILLEY J
PORT OF BAY CTY	720	970	RRC 282603
DRAIN 2	720	970	
C & R	720	970	.001690 Royalty Interest
HB1984: The Appraised value of \$970 in 2023 as compared to \$2,390 in 2018 is a 59.41% decrease.			Category: G1
			Railroad #: 282603
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	720	0	970
HOSPITAL	720	0	970
TIDEHAVEN ISD	720	0	970
COASTAL PLAINS	720	0	970
PORT OF BAY CTY	720	0	970
DRAIN 2	720	0	970
C & R	720	0	970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	6,400	12,150	Lease: 10856 Type: REAL Owner #: 706472
HOSPITAL	6,400	12,150	Legal: GREEN W#1
PALACIOS ISD	6,400	12,150	HILCORP ENERGY COMP
COASTAL PLAINS	6,400	12,150	AB 145 DEMOSS L
NAV #1	6,400	12,150	RRC# 288489
DRAIN 3	6,400	12,150	
SEAWALL	6,400	12,150	.000235 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 288489
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	6,400	0	12,150
HOSPITAL	6,400	0	12,150
PALACIOS ISD	6,400	0	12,150
COASTAL PLAINS	6,400	0	12,150
NAV #1	6,400	0	12,150
DRAIN 3	6,400	0	12,150
SEAWALL	6,400	0	12,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,680	7,190	Lease: 10866 Type: REAL Owner #: 706472
HOSPITAL	4,680	7,190	Legal: GREEN W#2
PALACIOS ISD	4,680	7,190	HILCORP ENERGY
COASTAL PLAINS	4,680	7,190	AB 145 DEMOSS L
NAV #1	4,680	7,190	RRC# 289857
DRAIN 3	4,680	7,190	
SEAWALL	4,680	7,190	.000235 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 289857
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,680	0	7,190
HOSPITAL	4,680	0	7,190
PALACIOS ISD	4,680	0	7,190
COASTAL PLAINS	4,680	0	7,190
NAV #1	4,680	0	7,190
DRAIN 3	4,680	0	7,190
SEAWALL	4,680	0	7,190

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COASTAL PLAINS	13,040	0	21,850		
NAV #1	11,460	0	19,720		
PORT OF BAY CTY	1,580	0	2,130		
TIDEHAVEN ISD	1,850	0	2,430		
DRAIN 4	760	0	980		
SEAWALL	11,460	0	19,720		
COUNTY	13,040	0	21,850		
C & R	1,580	0	2,130		
HOSPITAL	13,040	0	21,850		
DRAIN 2	1,090	0	1,450		
PALACIOS ISD	11,190	0	19,420		
DRAIN 3	11,190	0	19,420		

