

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

BISON INVESTMENTS LTD
PM B400
1415 S VOSS RD STE 110
HOUSTON TX 77057-1000



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: 706835 136
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	5,810	4,920	Lease: 10236 Type: REAL Owner #: 706835
HOSPITAL	5,810	4,920	Legal: TRULL
NAV #1	5,810	4,920	REMORA OPERATING
TIDEHAVEN ISD	5,810	4,920	AB 65 GEO W NEXSEN SUR
DRAIN 4	5,810	4,920	RRC 177443
SEAWALL	5,810	4,920	
COASTAL PLAINS	5,810	4,920	.016717 Override Royalty
HB1984: The Appraised value of \$4,920 in 2023 as compared to \$2,060 in 2018 is a 138.83% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,810	0	4,920
HOSPITAL	5,810	0	4,920
NAV #1	5,810	0	4,920
TIDEHAVEN ISD	5,810	0	4,920
DRAIN 4	5,810	0	4,920
SEAWALL	5,810	0	4,920
COASTAL PLAINS	5,810	0	4,920

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	600	2,210	Lease: 10394 Type: REAL Owner #: 706835
HOSPITAL	600	2,210	Legal: TRULL #3
TIDEHAVEN ISD	600	2,210	REMORA OPERATING
COASTAL PLAINS	600	2,210	AB 557 H N HERRICK SUR
PORT OF BAY CTY	600	2,210	RRC 199612
DRAIN 4	600	2,210	
C & R	600	2,210	.016719 Override Royalty
HB1984: The Appraised value of \$2,210 in 2023 as compared to \$30 in 2018 is a 7266.67% increase.			Category: G1
			Railroad #: 199612
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	600	0	2,210
HOSPITAL	600	0	2,210
TIDEHAVEN ISD	600	0	2,210
COASTAL PLAINS	600	0	2,210
PORT OF BAY CTY	600	0	2,210
DRAIN 4	600	0	2,210
C & R	600	0	2,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,250	3,860	Lease: 10412 Type: REAL Owner #: 706835
HOSPITAL	3,250	3,860	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	3,250	3,860	KEBO OIL & GAS INC
COASTAL PLAINS	3,250	3,860	AB 208 H&GN RR CO
NAV #1	3,250	3,860	RRC 26169
DRAIN 4	3,250	3,860	
SEAWALL	3,250	3,860	.016718 Override Royalty
HB1984: The Appraised value of \$3,860 in 2023 as compared to \$1,360 in 2018 is a 183.82% increase.			Category: G1
			Railroad #: 26169
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,250	0	3,860
HOSPITAL	3,250	0	3,860
TIDEHAVEN ISD	3,250	0	3,860
COASTAL PLAINS	3,250	0	3,860
NAV #1	3,250	0	3,860
DRAIN 4	3,250	0	3,860
SEAWALL	3,250	0	3,860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		90	Lease: 10413 Type: REAL Owner #: 706835
HOSPITAL		90	Legal: BLESSING UNIT W#1
TIDEHAVEN ISD		90	GTG OPERATING LLC
COASTAL PLAINS		90	AB 448 W FUNCK
NAV #1		90	RRC 204742
DRAIN 4		90	
SEAWALL		90	.016719 Override Royalty
HB1984: The Appraised value of \$90 in 2023 as compared to \$3,750 in 2018 is a 97.60% decrease.			Category: G1
			Railroad #: 204742
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	90
HOSPITAL	0	0	90
TIDEHAVEN ISD	0	0	90
COASTAL PLAINS	0	0	90
NAV #1	0	0	90
DRAIN 4	0	0	90
SEAWALL	0	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,460	2,370	Lease: 10414 Type: REAL Owner #: 706835
HOSPITAL	1,460	2,370	Legal: TRULL W#5
TIDEHAVEN ISD	1,460	2,370	RAMORA OPERATING
COASTAL PLAINS	1,460	2,370	AB 557 H N HERRICK SUR
PORT OF BAY CTY	1,460	2,370	RRC 204611
DRAIN 4	1,460	2,370	
C & R	1,460	2,370	.016719 Override Royalty
HB1984: The Appraised value of \$2,370 in 2023 as compared to \$3,490 in 2018 is a 32.09% decrease.			Category: G1
			Railroad #: 204611
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,460	0	2,370
HOSPITAL	1,460	0	2,370
TIDEHAVEN ISD	1,460	0	2,370
COASTAL PLAINS	1,460	0	2,370
PORT OF BAY CTY	1,460	0	2,370
DRAIN 4	1,460	0	2,370
C & R	1,460	0	2,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	260	1,180	Lease: 10438 Type: REAL Owner #: 706835
HOSPITAL	260	1,180	Legal: TRULL WELL #6
TIDEHAVEN ISD	260	1,180	REMORA OPERATING
COASTAL PLAINS	260	1,180	AB 65 C W NEXSEN
NAV #1	260	1,180	RRC 205597
DRAIN 4	260	1,180	
SEAWALL	260	1,180	.011146 Override Royalty
HB1984: The Appraised value of \$1,180 in 2023 as compared to \$40 in 2018 is a 2850.00% increase.			Category: G1
			Railroad #: 205597
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	260	0	1,180
HOSPITAL	260	0	1,180
TIDEHAVEN ISD	260	0	1,180
COASTAL PLAINS	260	0	1,180
NAV #1	260	0	1,180
DRAIN 4	260	0	1,180
SEAWALL	260	0	1,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,760	5,190	Lease: 10502 Type: REAL Owner #: 706835
HOSPITAL	3,760	5,190	Legal: BLESSING UNIT #3 WELL #1
TIDEHAVEN ISD	3,760	5,190	GTG OPERATING LLC
COASTAL PLAINS	3,760	5,190	AB 448 WILHELM FUNCK
NAV #1	3,760	5,190	RRC 213313
DRAIN 4	3,760	5,190	
SEAWALL	3,760	5,190	.004954 Override Royalty
HB1984: The Appraised value of \$5,190 in 2023 as compared to \$5,330 in 2018 is a 2.63% decrease.			Category: G1
			Railroad #: 213313
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,760	0	5,190
HOSPITAL	3,760	0	5,190
TIDEHAVEN ISD	3,760	0	5,190
COASTAL PLAINS	3,760	0	5,190
NAV #1	3,760	0	5,190
DRAIN 4	3,760	0	5,190
SEAWALL	3,760	0	5,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	330	160	Lease: 10511 Type: REAL Owner #: 706835
HOSPITAL	330	160	Legal: BLESSING UNIT NO 2 W1
TIDEHAVEN ISD	330	160	GTG OPERATING LLC
COASTAL PLAINS	330	160	AB 448 WILHEM FUNCK SURVEY
NAV #1	330	160	RRC 214566
DRAIN 4	330	160	
SEAWALL	330	160	
HB1984: The Appraised value of \$160 in 2023 as compared to \$1,070 in 2018 is a 85.05% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	330	0	160
HOSPITAL	330	0	160
TIDEHAVEN ISD	330	0	160
COASTAL PLAINS	330	0	160
NAV #1	330	0	160
DRAIN 4	330	0	160
SEAWALL	330	0	160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	6,600	7,710	Lease: 10630 Type: REAL Owner #: 706835
HOSPITAL	6,600	7,710	Legal: SOUTH BLESSING
TIDEHAVEN ISD	6,600	7,710	KEBO OIL & GAS
COASTAL PLAINS	6,600	7,710	AB 202 E L HOLMES SEC1
PORT OF BAY CTY	6,600	7,710	RRC 235118
DRAIN 2	6,600	7,710	
C & R	6,600	7,710	
HB1984: The Appraised value of \$7,710 in 2023 as compared to \$2,860 in 2018 is a 169.58% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	6,600	0	7,710
HOSPITAL	6,600	0	7,710
TIDEHAVEN ISD	6,600	0	7,710
COASTAL PLAINS	6,600	0	7,710
PORT OF BAY CTY	6,600	0	7,710
DRAIN 2	6,600	0	7,710
C & R	6,600	0	7,710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	5,490	12,010	Lease: 10661 Type: REAL Owner #: 706835
HOSPITAL	5,490	12,010	Legal: WEST BLESSING #1
COASTAL PLAINS	5,490	12,010	KEBO OIL & GAS INC
TIDEHAVEN ISD	5,490	12,010	AB 369 PAYNE GEORGE
NAV #1	5,490	12,010	RRC 236239
SEAWALL	5,490	12,010	
DRAIN 4	5,490	12,010	
HB1984: The Appraised value of \$12,010 in 2023 as compared to \$1,950 in 2018 is a 515.90% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,490	0	12,010
HOSPITAL	5,490	0	12,010
COASTAL PLAINS	5,490	0	12,010
TIDEHAVEN ISD	5,490	0	12,010
NAV #1	5,490	0	12,010
SEAWALL	5,490	0	12,010
DRAIN 4	5,490	0	12,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL COASTAL PLAINS NAV #1 SEAWALL DRAIN 4 TIDEHAVEN ISD		330 330 330 330 330 330 330	Lease: 10662 Type: REAL Owner #: 706835 Legal: WEST BLESSING #2 KEBO OIL & GAS AB 369 PAYNE GEORGE RRC 242371 .016719 Override Royalty Category: G1 Railroad #: 242371
HB1984: The Appraised value of \$330 in 2023 as compared to \$880 in 2018 is a 62.50% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL COASTAL PLAINS NAV #1 SEAWALL DRAIN 4 TIDEHAVEN ISD	0 0 0 0 0 0 0	0 0 0 0 0 0 0	330 330 330 330 330 330 330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL PALACIOS ISD G COASTAL PLAINS NAV #1 DRAIN 3 G SEAWALL		10 10 10 10 10 10 10	Lease: 10699 Type: REAL Owner #: 706835 Legal: BLESSING UNIT #2 WELL #3 GTG OPERATING LLC AB 202 E L HOLMES RRC 246966 .002799 Override Royalty Category: G1 Railroad #: 246966
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$140 in 2018 is a 92.86% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL PALACIOS ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL	0 0 0 0 0 0 0	0 0 10 0 0 10 0	10 10 0 10 10 0 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	430 430 430 430 430 430 430	1,090 1,090 1,090 1,090 1,090 1,090 1,090	Lease: 10770 Type: REAL Owner #: 706835 Legal: SOUTH BLESSING W#2 KEBO OIL & GAS INC AB 369 GEORGE PAYNE RRC 267000 .011146 Override Royalty Category: G1 Railroad #: 267000
HB1984: The Appraised value of \$1,090 in 2023 as compared to \$320 in 2018 is a 240.63% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	430 430 430 430 430 430 430	0 0 0 0 0 0 0	1,090 1,090 1,090 1,090 1,090 1,090 1,090

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	1,010	6,080	Lease: 10773 Type: REAL	Owner #: 706835	
HOSPITAL	1,010	6,080	Legal: NORTHWEST BLESSING W#4		
TIDEHAVEN ISD	1,010	6,080	KEBO OIL & GAS INC		
COASTAL PLAINS	1,010	6,080	AB 557 HERRICK, H N		
PORT OF BAY CTY	1,010	6,080	RRC 269165		
DRAIN 1	1,010	6,080			
C & R	1,010	6,080	.011146 Override Royalty		
			Category: G1		
			Railroad #: 269165		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,010	0	6,080		
HOSPITAL	1,010	0	6,080		
TIDEHAVEN ISD	1,010	0	6,080		
COASTAL PLAINS	1,010	0	6,080		
PORT OF BAY CTY	1,010	0	6,080		
DRAIN 1	1,010	0	6,080		
C & R	1,010	0	6,080		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	29,000	0	47,210		
HOSPITAL	29,000	0	47,210		
NAV #1	19,330	0	28,840		
TIDEHAVEN ISD	29,000	0	47,200		
DRAIN 4	21,390	0	33,410		
SEAWALL	19,330	0	28,840		
COASTAL PLAINS	29,000	0	47,210		
PORT OF BAY CTY	9,670	0	18,370		
C & R	9,670	0	18,370		
DRAIN 2	6,600	0	7,710		
PALACIOS ISD	0	10	0		
DRAIN 3	0	10	0		
DRAIN 1	1,010	0	6,080		