

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

NRG SOUTH TEXAS LP  
% KROLL LLC  
PO BOX 2629  
ADDISON TX 75001-2629



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: 27139 1064  
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	T	697,890,730	886,434,120	Seq: 9900008	Type: REAL      Owner #: 27139
HOSPITAL	T	697,890,730	886,434,120	Legal: SOUTH TEXAS NUCLEAR PROJECT	
PALACIOS ISD	T	697,890,730	886,434,120		
COASTAL PLAINS	T	697,890,730	886,434,120	SITE BASED	
NAV #1	T	697,890,730	886,434,120	.026 TCEQ EXEMPT	
DRAIN 3	T	697,890,730	886,434,120	Agent: 540	
SEAWALL	T	697,890,730	886,434,120	Category: F2      REAL - INDUSTRIAL IMPROVEMENTS	
Exemptions :      T=POLLUTION CONTROL					
HB1984: The Appraised value of \$886,434,120 in 2023 as compared to \$680,000,000 in 2018 is a 30.36% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
COUNTY		679,745,570	23,047,290	863,386,830	
HOSPITAL		679,745,570	23,047,290	863,386,830	
PALACIOS ISD		679,745,570	23,047,290	863,386,830	
COASTAL PLAINS		679,745,570	23,047,290	863,386,830	
NAV #1		679,745,570	23,047,290	863,386,830	
DRAIN 3		679,745,570	23,047,290	863,386,830	
SEAWALL		679,745,570	23,047,290	863,386,830	

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	6,310,750	6,310,750	Seq: 9900012 Type: REAL Owner #: 27139
HOSPITAL	6,310,750	6,310,750	Legal: SOUTH TEXAS NUCLEAR PLANT
MATAGORDA ISD	6,310,750	6,310,750	SPILLWAY
COASTAL PLAINS	6,310,750	6,310,750	
PORT OF BAY CTY	6,310,750	6,310,750	
DRAIN 1	6,310,750	6,310,750	Agent: 540
C & R	6,310,750	6,310,750	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
HB1984: The Appraised value of \$6,310,750 in 2023 as compared to \$6,310,750 in 2018 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	6,310,750	0	6,310,750
HOSPITAL	6,310,750	0	6,310,750
MATAGORDA ISD	6,310,750	0	6,310,750
COASTAL PLAINS	6,310,750	0	6,310,750
PORT OF BAY CTY	6,310,750	0	6,310,750
DRAIN 1	6,310,750	0	6,310,750
C & R	6,310,750	0	6,310,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	25,322,880	26,246,710	SEQ: 9900065 Type: PERSONAL Owner #: 27139
HOSPITAL	25,322,880	26,246,710	Legal: MATERIAL AND SUPPLIES
PALACIOS ISD	25,322,880	26,246,710	SOUTH TEXAS NUCLEAR PROJECT
COASTAL PLAINS	25,322,880	26,246,710	
NAV #1	25,322,880	26,246,710	
DRAIN 3	25,322,880	26,246,710	Agent: 540
SEAWALL	25,322,880	26,246,710	Category: L2C INDUS.- INVENTORY
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	25,322,880	0	26,246,710
HOSPITAL	25,322,880	0	26,246,710
PALACIOS ISD	25,322,880	0	26,246,710
COASTAL PLAINS	25,322,880	0	26,246,710
NAV #1	25,322,880	0	26,246,710
DRAIN 3	25,322,880	0	26,246,710
SEAWALL	25,322,880	0	26,246,710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	42,244,590	36,837,740	SEQ: 9900070 Type: PERSONAL Owner #: 27139
HOSPITAL	42,244,590	36,837,740	Legal: NUCLEAR FUEL IN REACTORS
PALACIOS ISD	42,244,590	36,837,740	SOUTH TEXAS PROJECT
COASTAL PLAINS	42,244,590	36,837,740	
NAV #1	42,244,590	36,837,740	
DRAIN 3	42,244,590	36,837,740	Agent: 540
SEAWALL	42,244,590	36,837,740	Category: L2C INDUS.- INVENTORY
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	42,244,590	0	36,837,740
HOSPITAL	42,244,590	0	36,837,740
PALACIOS ISD	42,244,590	0	36,837,740
COASTAL PLAINS	42,244,590	0	36,837,740
NAV #1	42,244,590	0	36,837,740
DRAIN 3	42,244,590	0	36,837,740
SEAWALL	42,244,590	0	36,837,740

# Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	753,623,790	23,047,290	932,782,030		
HOSPITAL	753,623,790	23,047,290	932,782,030		
PALACIOS ISD	747,313,040	23,047,290	926,471,280		
COASTAL PLAINS	753,623,790	23,047,290	932,782,030		
NAV #1	747,313,040	23,047,290	926,471,280		
DRAIN 3	747,313,040	23,047,290	926,471,280		
SEAWALL	747,313,040	23,047,290	926,471,280		
MATAGORDA ISD	6,310,750	0	6,310,750		
PORT OF BAY CTY	6,310,750	0	6,310,750		
DRAIN 1	6,310,750	0	6,310,750		
C & R	6,310,750	0	6,310,750		

