

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

KD ENERGY LLC  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



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: 709314 766  
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	4,680	5,970	Lease: 2660 Type: REAL Owner #: 709314
NAV #1	4,680	5,970	Legal: MATL-TRULL H SAND UNIT
PALACIOS ISD	4,680	5,970	KD ENERGY LLC
DRAIN 3	4,680	5,970	AB 371 SUSAN PERKINS SUR
SEAWALL	4,680	5,970	RRC 140207
COASTAL PLAINS	4,680	5,970	Agent: 574
HOSPITAL	4,680	5,970	.070000 Override Royalty
HB1984: The Appraised value of \$5,970 in 2023 as compared to \$11,490 in 2018 is a 48.04% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,680	0	5,970
NAV #1	4,680	0	5,970
PALACIOS ISD	4,680	0	5,970
DRAIN 3	4,680	0	5,970
SEAWALL	4,680	0	5,970
COASTAL PLAINS	4,680	0	5,970
HOSPITAL	4,680	0	5,970

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	21,010	34,780	Lease: 2660 Type: REAL Owner #: 709314
NAV #1	21,010	34,780	Legal: MATL-TRULL H SAND UNIT
PALACIOS ISD	21,010	34,780	KD ENERGY LLC
DRAIN 3	21,010	34,780	AB 371 SUSAN PERKINS SUR
SEAWALL	21,010	34,780	RRC 140207
COASTAL PLAINS	21,010	34,780	
HOSPITAL	21,010	34,780	.758633 Working Interest
HB1984: The Appraised value of \$34,780 in 2023 as compared to \$84,140 in 2018 is a 58.66% decrease.			Category: G1
			Railroad #: 140207
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	21,010	0	34,780
NAV #1	21,010	0	34,780
PALACIOS ISD	21,010	0	34,780
DRAIN 3	21,010	0	34,780
SEAWALL	21,010	0	34,780
COASTAL PLAINS	21,010	0	34,780
HOSPITAL	21,010	0	34,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		80	Lease: 3226 Type: REAL Owner #: 709314
COASTAL PLAINS		80	Legal: TRULL, R B W#7
TIDEHAVEN ISD		80	KD ENERGY LLC
DRAIN 3		80	AB 371 SUSAN PERKINS SUR
SEAWALL		80	RRC 10107
COUNTY		80	
HOSPITAL		80	.070000 Override Royalty
HB1984: The Appraised value of \$80 in 2023 as compared to \$770 in 2018 is a 89.61% decrease.			Category: G1
			Railroad #: 10107
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	80
COASTAL PLAINS	0	0	80
TIDEHAVEN ISD	0	0	80
DRAIN 3	0	0	80
SEAWALL	0	0	80
COUNTY	0	0	80
HOSPITAL	0	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1	2,730	2,680	Lease: 3226 Type: REAL Owner #: 709314
COASTAL PLAINS	2,730	2,680	Legal: TRULL, R B W#7
TIDEHAVEN ISD	2,730	2,680	KD ENERGY LLC
DRAIN 3	2,730	2,680	AB 371 SUSAN PERKINS SUR
SEAWALL	2,730	2,680	RRC 10107
COUNTY	2,730	2,680	
HOSPITAL	2,730	2,680	.742500 Working Interest
HB1984: The Appraised value of \$2,680 in 2023 as compared to \$4,800 in 2018 is a 44.17% decrease.			Category: G1
			Railroad #: 10107
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	2,730	0	2,680
COASTAL PLAINS	2,730	0	2,680
TIDEHAVEN ISD	2,730	0	2,680
DRAIN 3	2,730	0	2,680
SEAWALL	2,730	0	2,680
COUNTY	2,730	0	2,680
HOSPITAL	2,730	0	2,680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,730	2,680	Lease: 10127 Type: REAL Owner #: 709314
HOSPITAL	2,730	2,680	Legal: SOUTHLAND TRULL
TIDEHAVEN ISD	2,730	2,680	KD ENERGY LLC
NAV #1	2,730	2,680	AB 349 JOHN LOWERY
DRAIN 4	2,730	2,680	RRC 21884
SEAWALL	2,730	2,680	
COASTAL PLAINS	2,730	2,680	.655600 Working Interest Category: G1 Railroad #: 21884 Agent: 574
HB1984: The Appraised value of \$2,680 in 2023 as compared to \$5,870 in 2018 is a 54.34% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,730	0	2,680
HOSPITAL	2,730	0	2,680
TIDEHAVEN ISD	2,730	0	2,680
NAV #1	2,730	0	2,680
DRAIN 4	2,730	0	2,680
SEAWALL	2,730	0	2,680
COASTAL PLAINS	2,730	0	2,680

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	31,150	0	46,190		
NAV #1	31,150	0	46,190		
PALACIOS ISD	25,690	0	40,750		
DRAIN 3	28,420	0	43,510		
SEAWALL	31,150	0	46,190		
COASTAL PLAINS	31,150	0	46,190		
HOSPITAL	31,150	0	46,190		
TIDEHAVEN ISD	5,460	0	5,440		
DRAIN 4	2,730	0	2,680		

