

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

SWINDLER N MGMT TUA FBO  
% LERETA LLC  
PO BOX 565887  
DALLAS TX 75356



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: 711448 1446  
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	1,480	1,460	Lease: 10076 Type: REAL Owner #: 711448
NAV #1	900	890	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	570	570	HUGOTON OPERATING CO
TIDEHAVEN ISD	1,480	1,460	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	1,480	1,460	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	900	890	Agent: 291
COUNTY	1,480	1,460	.003682 Royalty Interest
C & R	570	570	Category: G1
HOSPITAL	1,480	1,460	Railroad #: 9803
HB1984: The Appraised value of \$1,460 in 2023 as compared to \$3,750 in 2018 is a 61.07% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	1,480	0	1,460
NAV #1	900	0	890
PORT OF BAY CTY	570	0	570
TIDEHAVEN ISD	1,480	0	1,460
DRAIN 4	1,480	0	1,460
SEAWALL	900	0	890
COUNTY	1,480	0	1,460
C & R	570	0	570
HOSPITAL	1,480	0	1,460

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	1,510	1,790	Lease: 10412 Type: REAL Owner #: 711448
HOSPITAL	1,510	1,790	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	1,510	1,790	KEBO OIL & GAS INC
COASTAL PLAINS	1,510	1,790	AB 208 H&GN RR CO
NAV #1	1,510	1,790	RRC 26169
DRAIN 4	1,510	1,790	
SEAWALL	1,510	1,790	.007741 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 26169
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,510	0	1,790
HOSPITAL	1,510	0	1,790
TIDEHAVEN ISD	1,510	0	1,790
COASTAL PLAINS	1,510	0	1,790
NAV #1	1,510	0	1,790
DRAIN 4	1,510	0	1,790
SEAWALL	1,510	0	1,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		40	Lease: 10413 Type: REAL Owner #: 711448
HOSPITAL		40	Legal: BLESSING UNIT W#1
TIDEHAVEN ISD		40	GTG OPERATING LLC
COASTAL PLAINS		40	AB 448 W FUNCK
NAV #1		40	RRC 204742
DRAIN 4		40	
SEAWALL		40	.007741 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 204742
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	40
HOSPITAL	0	0	40
TIDEHAVEN ISD	0	0	40
COASTAL PLAINS	0	0	40
NAV #1	0	0	40
DRAIN 4	0	0	40
SEAWALL	0	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,550	5,070	Lease: 10574 Type: REAL Owner #: 711448
HOSPITAL	3,550	5,070	Legal: NEVADA BLESSING UNIT #1
TIDEHAVEN ISD	3,550	5,070	GTG OPERATING LLC
COASTAL PLAINS	3,550	5,070	AB 458 S F SPARKS
PORT OF BAY CTY	3,550	5,070	RRC 225941
DRAIN 4	3,550	5,070	
C & R	3,550	5,070	.004646 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 225941
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,550	0	5,070
HOSPITAL	3,550	0	5,070
TIDEHAVEN ISD	3,550	0	5,070
COASTAL PLAINS	3,550	0	5,070
PORT OF BAY CTY	3,550	0	5,070
DRAIN 4	3,550	0	5,070
C & R	3,550	0	5,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,720	3,360	Lease: 10693 Type: REAL Owner #: 711448
HOSPITAL	1,720	3,360	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	1,720	3,360	SQUARE MILE ENERGY
COASTAL PLAINS	1,720	3,360	AB 103 WILLIAMS G J
PORT OF BAY CTY	1,720	3,360	RRC 246621
DRAIN 2	1,720	3,360	
C & R	1,720	3,360	.001604 Royalty Interest Category: G1 Railroad #: 246621
HB1984: The Appraised value of \$3,360 in 2023 as compared to \$3,480 in 2018 is a 3.45% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,720	0	3,360
HOSPITAL	1,720	0	3,360
TIDEHAVEN ISD	1,720	0	3,360
COASTAL PLAINS	1,720	0	3,360
PORT OF BAY CTY	1,720	0	3,360
DRAIN 2	1,720	0	3,360
C & R	1,720	0	3,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	8,670	7,100	Lease: 10756 Type: REAL Owner #: 711448
HOSPITAL	8,670	7,100	Legal: HEFFELFINGER B W#1
TIDEHAVEN ISD	8,670	7,100	KEBO OIL & GAS, INC.
COASTAL PLAINS	8,670	7,100	AB 99 WALLACE JWE
PORT OF BAY CTY	8,670	7,100	RRC 26519
DRAIN 4	8,670	7,100	
C & R	8,670	7,100	.024305 Royalty Interest Category: G1 Railroad #: 26519
HB1984: The Appraised value of \$7,100 in 2023 as compared to \$3,660 in 2018 is a 93.99% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	8,670	0	7,100
HOSPITAL	8,670	0	7,100
TIDEHAVEN ISD	8,670	0	7,100
COASTAL PLAINS	8,670	0	7,100
PORT OF BAY CTY	8,670	0	7,100
DRAIN 4	8,670	0	7,100
C & R	8,670	0	7,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	730	460	Lease: 10811 Type: REAL Owner #: 711448
HOSPITAL	730	460	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	730	460	KEBO OIL & GAS INC.
COASTAL PLAINS	730	460	AB 103 WILLIAMS, G J
PORT OF BAY CTY	730	460	RRC# 278352
DRAIN 2	730	460	
C & R	730	460	.003654 Royalty Interest Category: G1 Railroad #: 278352
HB1984: The Appraised value of \$460 in 2023 as compared to \$290 in 2018 is a 58.62% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	730	0	460
HOSPITAL	730	0	460
TIDEHAVEN ISD	730	0	460
COASTAL PLAINS	730	0	460
PORT OF BAY CTY	730	0	460
DRAIN 2	730	0	460
C & R	730	0	460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,550	600	Lease: 10817 Type: REAL Owner #: 711448
HOSPITAL	1,550	600	Legal: PECAN UNIT #2
TIDEHAVEN ISD	1,550	600	KEBO OIL & GAS
COASTAL PLAINS	1,550	600	AB 103 WILLIAMS, G J
PORT OF BAY CTY	1,550	600	RRC# 279574
DRAIN 2	1,550	600	
C & R	1,550	600	.003654 Royalty Interest
HB1984: The Appraised value of \$600 in 2023 as compared to \$390 in 2018 is a 53.85% increase.			Category: G1
			Railroad #: 279574
			Agent: 291
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,550	0	600
HOSPITAL	1,550	0	600
TIDEHAVEN ISD	1,550	0	600
COASTAL PLAINS	1,550	0	600
PORT OF BAY CTY	1,550	0	600
DRAIN 2	1,550	0	600
C & R	1,550	0	600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	980	770	Lease: 10821 Type: REAL Owner #: 711448
HOSPITAL	980	770	Legal: BLESSING (F-14)
PALACIOS ISD	980	770	SUE-ANN OPERATING
COASTAL PLAINS	980	770	AB 202 HOLMES E L
NAV #1	980	770	P# 796813
DRAIN 3	980	770	
SEAWALL	980	770	.001563 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 27359
			Agent: 291
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	980	0	770
HOSPITAL	980	0	770
PALACIOS ISD	980	0	770
COASTAL PLAINS	980	0	770
NAV #1	980	0	770
DRAIN 3	980	0	770
SEAWALL	980	0	770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	6,460	8,620	Lease: 10831 Type: REAL Owner #: 711448
HOSPITAL	6,460	8,620	Legal: HEFFELFINGER "A" W#1
TIDEHAVEN ISD	6,460	8,620	KEBO OIL & GAS, INC.
COASTAL PLAINS	6,460	8,620	AB 93 TILLEY J
PORT OF BAY CTY	6,460	8,620	RRC 282603
DRAIN 2	6,460	8,620	
C & R	6,460	8,620	.015082 Royalty Interest
HB1984: The Appraised value of \$8,620 in 2023 as compared to \$21,320 in 2018 is a 59.57% decrease.			Category: G1
			Railroad #: 282603
			Agent: 291
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	6,460	0	8,620
HOSPITAL	6,460	0	8,620
TIDEHAVEN ISD	6,460	0	8,620
COASTAL PLAINS	6,460	0	8,620
PORT OF BAY CTY	6,460	0	8,620
DRAIN 2	6,460	0	8,620
C & R	6,460	0	8,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	16,210	30,770	Lease: 10856 Type: REAL Owner #: 711448
HOSPITAL	16,210	30,770	Legal: GREEN W#1
PALACIOS ISD	16,210	30,770	HILCORP ENERGY COMP
COASTAL PLAINS	16,210	30,770	AB 145 DEMOSS L
NAV #1	16,210	30,770	RRC# 288489
DRAIN 3	16,210	30,770	
SEAWALL	16,210	30,770	.000595 Royalty Interest
			Category: G1
			Railroad #: 288489
No 2018 Hist			Agent: 291
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	16,210	0	30,770
HOSPITAL	16,210	0	30,770
PALACIOS ISD	16,210	0	30,770
COASTAL PLAINS	16,210	0	30,770
NAV #1	16,210	0	30,770
DRAIN 3	16,210	0	30,770
SEAWALL	16,210	0	30,770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	39,480	60,630	Lease: 10866 Type: REAL Owner #: 711448
HOSPITAL	39,480	60,630	Legal: GREEN W#2
PALACIOS ISD	39,480	60,630	HILCORP ENERGY
COASTAL PLAINS	39,480	60,630	AB 145 DEMOSS L
NAV #1	39,480	60,630	RRC# 289857
DRAIN 3	39,480	60,630	
SEAWALL	39,480	60,630	.001981 Royalty Interest
			Category: G1
			Railroad #: 289857
No 2018 Hist			Agent: 291
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	39,480	0	60,630
HOSPITAL	39,480	0	60,630
PALACIOS ISD	39,480	0	60,630
COASTAL PLAINS	39,480	0	60,630
NAV #1	39,480	0	60,630
DRAIN 3	39,480	0	60,630
SEAWALL	39,480	0	60,630

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COASTAL PLAINS	82,340	0	120,670		
NAV #1	59,080	0	94,890		
PORT OF BAY CTY	23,250	0	25,780		
TIDEHAVEN ISD	25,670	0	28,500		
DRAIN 4	15,210	0	15,460		
SEAWALL	59,080	0	94,890		
COUNTY	82,340	0	120,670		
C & R	23,250	0	25,780		
HOSPITAL	82,340	0	120,670		
DRAIN 2	10,460	0	13,040		
PALACIOS ISD	56,670	0	92,170		
DRAIN 3	56,670	0	92,170		

