

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

SINCLAIR MICHAEL  
% 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: 712566 1348  
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	1,180	1,860	Lease: 10695 Type: REAL Owner #: 712566
HOSPITAL	1,180	1,860	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	1,180	1,860	ARCADIA OPERATING
COASTAL PLAINS	1,180	1,860	AB 93 J TILLEY
PORT OF BAY CTY	1,180	1,860	RRC 247837
DRAIN 2	1,180	1,860	
C & R	1,180	1,860	Agent: 291
.007541 Royalty Interest			
Category: G1			
Railroad #: 247837			
HB1984: The Appraised value of \$1,860 in 2023 as compared to \$2,250 in 2018 is a 17.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,180	0	1,860
HOSPITAL	1,180	0	1,860
TIDEHAVEN ISD	1,180	0	1,860
COASTAL PLAINS	1,180	0	1,860
PORT OF BAY CTY	1,180	0	1,860
DRAIN 2	1,180	0	1,860
C & R	1,180	0	1,860

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	56,640	107,560	Lease: 10856 Type: REAL Owner #: 712566
HOSPITAL	56,640	107,560	Legal: GREEN W#1
PALACIOS ISD	56,640	107,560	HILCORP ENERGY COMP
COASTAL PLAINS	56,640	107,560	AB 145 DEMOSS L
NAV #1	56,640	107,560	RRC# 288489
DRAIN 3	56,640	107,560	
SEAWALL	56,640	107,560	.002080 Royalty Interest
No 2018 Hist			Category: G1
			Railroad #: 288489
Agent: 291			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	56,640	0	107,560
HOSPITAL	56,640	0	107,560
PALACIOS ISD	56,640	0	107,560
COASTAL PLAINS	56,640	0	107,560
NAV #1	56,640	0	107,560
DRAIN 3	56,640	0	107,560
SEAWALL	56,640	0	107,560

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	57,820	0	109,420		
HOSPITAL	57,820	0	109,420		
TIDEHAVEN ISD	1,180	0	1,860		
COASTAL PLAINS	57,820	0	109,420		
PORT OF BAY CTY	1,180	0	1,860		
DRAIN 2	1,180	0	1,860		
C & R	1,180	0	1,860		
PALACIOS ISD	56,640	0	107,560		
NAV #1	56,640	0	107,560		
DRAIN 3	56,640	0	107,560		
SEAWALL	56,640	0	107,560		