

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

DUBOIS HELEN R 1963 TRUST  
% 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: 708388 413  
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
NAV #1 G	10	10	Lease: 3285 Type: REAL Owner #: 708388
COASTAL PLAINS	10	10	Legal: PIERCE ESTATES
TIDEHAVEN ISD G	10	10	KRISTEN OIL & GAS
DRAIN 3 G	10	10	AB 16 NICHOLAS CLOPPER SUR
SEAWALL G	10	10	RRC 51155
COUNTY	10	10	
HOSPITAL	10	10	Agent: 291
Exemptions : G=LESS THAN \$500 MIN INT			.002812 Royalty Interest
HB1984: The Appraised value of \$10 in 2023 as compared to \$410 in 2018 is a 97.56% decrease.			Category: G1
			Railroad #: 51155
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	10	0
COASTAL PLAINS	10	0	10
TIDEHAVEN ISD	0	10	0
DRAIN 3	0	10	0
SEAWALL	0	10	0
COUNTY	10	0	10
HOSPITAL	10	0	10

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	1,320	1,900	Lease: 10820 Type: REAL Owner #: 708388
HOSPITAL	1,320	1,900	Legal: DUNCAN W#1
BAY CTY ISD I&S	1,320	1,900	HOWARD EXPLORATION
BAY CTY ISD M&O	1,320	1,900	AB 348 LARCHE SA
COASTAL PLAINS	1,320	1,900	P# 817963
PORT OF BAY CTY	1,320	1,900	
DRAIN 1	1,320	1,900	.002812 Royalty Interest Agent: 291
C & R	1,320	1,900	Category: G1
HB1984: The Appraised value of \$1,900 in 2023 as compared to \$2,860 in 2018 is a 33.57% decrease.			Railroad #: 27221
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,320	0	1,900
HOSPITAL	1,320	0	1,900
BAY CTY ISD I&S	1,320	0	1,900
BAY CTY ISD M&O	1,320	0	1,900
COASTAL PLAINS	1,320	0	1,900
PORT OF BAY CTY	1,320	0	1,900
DRAIN 1	1,320	0	1,900
C & R	1,320	0	1,900

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
NAV #1	0	10	0
COASTAL PLAINS	1,330	0	1,910
TIDEHAVEN ISD	0	10	0
DRAIN 3	0	10	0
SEAWALL	0	10	0
COUNTY	1,330	0	1,910
HOSPITAL	1,330	0	1,910
BAY CTY ISD I&S	1,320	0	1,900
BAY CTY ISD M&O	1,320	0	1,900
PORT OF BAY CTY	1,320	0	1,900
DRAIN 1	1,320	0	1,900
C & R	1,320	0	1,900