

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

SUE-ANN OPERATING PARTNERS LP  
% TAX MANAGEMENT GROUP  
2066 POPE CITY RD  
JEFFERSON TX 75657-8264



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: 708666 1431  
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	50	130	Lease: 10770 Type: REAL Owner #: 708666
HOSPITAL	50	130	Legal: SOUTH BLESSING W#2
TIDEHAVEN ISD	50	130	KEBO OIL & GAS INC
COASTAL PLAINS	50	130	AB 369 GEORGE PAYNE
NAV #1 G	50	130	RRC 267000
DRAIN 4 G	50	130	
SEAWALL G	50	130	
Exemptions : G=LESS THAN \$500 MIN INT			Agent: 585
HB1984: The Appraised value of \$130 in 2023		as compared to \$40 in 2018 is a 225.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	50	0	130
HOSPITAL	50	0	130
TIDEHAVEN ISD	50	0	130
COASTAL PLAINS	50	0	130
NAV #1	0	130	0
DRAIN 4	0	130	0
SEAWALL	0	130	0

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		120	710	Lease: 10773	Type: REAL	Owner #: 708666
HOSPITAL		120	710	Legal: NORTHWEST BLESSING W#4		
TIDEHAVEN ISD		120	710	KEBO OIL & GAS INC		
COASTAL PLAINS		120	710	AB 557 HERRICK, H N		
PORT OF BAY CTY		120	710	RRC 269165		
DRAIN 1		120	710	Agent: 585		
C & R		120	710			
No 2018 Hist				.001293 Override Royalty		
				Category: G1		
				Railroad #: 269165		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
COUNTY	120	0	710			
HOSPITAL	120	0	710			
TIDEHAVEN ISD	120	0	710			
COASTAL PLAINS	120	0	710			
PORT OF BAY CTY	120	0	710			
DRAIN 1	120	0	710			
C & R	120	0	710			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	170	0	840		
HOSPITAL	170	0	840		
TIDEHAVEN ISD	170	0	840		
COASTAL PLAINS	170	0	840		
NAV #1	0	130	0		
DRAIN 4	0	130	0		
SEAWALL	0	130	0		
PORT OF BAY CTY	120	0	710		
DRAIN 1	120	0	710		
C & R	120	0	710		