

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

MEADOWS LONNIE ESKER  
205 HILLCREST DR  
RICHMOND TX 77469-4516



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: 703059 951  
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
PORT OF BAY CTY	230	360	Lease: 940 Type: REAL Owner #: 703059
C & R	230	360	Legal: OHIO-SUN UNIT TR#2-B
TIDEHAVEN ISD	230	360	ALLEGIANTE RESOURCES
DRAIN 2	230	360	AB 329 I&GN RR #1 UNIT 990100
COASTAL PLAINS	230	360	TRACT NAME: W D CORNELIUS
COUNTY	230	360	
HOSPITAL	230	360	.002604 Override Royalty
HB1984: The Appraised value of \$360 in 2023 as compared to \$290 in 2018 is a 24.14% increase.			Category: G1
			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	230	0	360
C & R	230	0	360
TIDEHAVEN ISD	230	0	360
DRAIN 2	230	0	360
COASTAL PLAINS	230	0	360
COUNTY	230	0	360
HOSPITAL	230	0	360

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
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	60 60 60 60 60 60 60	100 100 100 100 100 100 100	Lease: 3380 Type: REAL Owner #: 703059 Legal: OHIO-SUN UNIT TR#3-C ALLEGIAN T RESOURCES AB 377 J ROBERTSON UNIT 990100 TRACT NAME: AD W PIETZ  .001302 Royalty Interest Category: G1 Railroad #: 2996
HB1984: The Appraised value of \$100 in 2023 as compared to \$80 in 2018 is a 25.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	60 60 60 60 60 60 60	0 0 0 0 0 0 0	100 100 100 100 100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COASTAL PLAINS NAV #1 G PORT OF BAY CTY TIDEHAVEN ISD DRAIN 4 G SEAWALL G COUNTY C & R HOSPITAL	90 60 40 90 90 60 90 40 90	90 60 40 90 90 60 90 40 90	Lease: 10076 Type: REAL Owner #: 703059 Legal: BLESSING F-3 UNIT HUGOTON OPERATING CO AB 65 GW NEXSEN, AB 540 PIERCE AB 562 SMITH, AB 208 & 209 H&G  .000227 Royalty Interest Category: G1 Railroad #: 9803
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$90 in 2023 as compared to \$230 in 2018 is a 60.87% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS NAV #1 PORT OF BAY CTY TIDEHAVEN ISD DRAIN 4 SEAWALL COUNTY C & R HOSPITAL	90 0 40 90 0 0 90 40 90	0 60 0 0 90 60 0 0 0	90 0 40 90 0 0 90 40 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD PORT OF BAY CTY DRAIN 2 C & R COASTAL PLAINS	630 630 630 630 630 630 630	1,900 1,900 1,900 1,900 1,900 1,900 1,900	Lease: 10278 Type: REAL Owner #: 703059 Legal: LEWIS SANTOS CU W#1 ATLAS OPERATING LLC AB 17 GBM COTTON SUR RRC 188995  .002441 Royalty Interest Category: G1 Railroad #: 188995
HB1984: The Appraised value of \$1,900 in 2023 as compared to \$1,490 in 2018 is a 27.52% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD PORT OF BAY CTY DRAIN 2 C & R COASTAL PLAINS	630 630 630 630 630 630 630	0 0 0 0 0 0 0	1,900 1,900 1,900 1,900 1,900 1,900 1,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	80	80	Lease: 10452 Type: REAL Owner #: 703059
HOSPITAL	80	80	Legal: MILBERGER GU #1
BAY CTY ISD I&S G	80	80	RAP OPERATING LLC
BAY CTY ISD M&O G	80	80	AB 154 W G EWING
PORT OF BAY CTY	80	80	RRC 210822
DRAIN 1	80	80	
C & R	80	80	.000538 Royalty Interest
COASTAL PLAINS	80	80	Category: G1
			Railroad #: 210822
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$80 in 2023 as compared to \$160 in 2018 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	80
HOSPITAL	80	0	80
BAY CTY ISD I&S	0	80	0
BAY CTY ISD M&O	0	80	0
PORT OF BAY CTY	80	0	80
DRAIN 1	0	80	0
C & R	80	0	80
COASTAL PLAINS	80	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	80	10	Lease: 10781 Type: REAL Owner #: 703059
HOSPITAL	80	10	Legal: BUCKEYE RANCH UNIT W#1H
TIDEHAVEN ISD	80	10	SHOCO PRODUCTION LLC
COASTAL PLAINS	80	10	AB 18 C G COX
PORT OF BAY CTY	80	10	RRC 271146
DRAIN 2	80	10	
C & R	80	10	.002198 Royalty Interest
			Category: G1
			Railroad #: 271146
HB1984: The Appraised value of \$10 in 2023 as compared to \$60 in 2018 is a 83.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	80	0	10
HOSPITAL	80	0	10
TIDEHAVEN ISD	80	0	10
COASTAL PLAINS	80	0	10
PORT OF BAY CTY	80	0	10
DRAIN 2	80	0	10
C & R	80	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	160	420	Lease: 10833 Type: REAL Owner #: 703059
HOSPITAL	160	420	Legal: BUCKEYE W#1
TIDEHAVEN ISD	160	420	KEBO OIL & GAS INC
COASTAL PLAINS	160	420	AB 55 KELLER JC
PORT OF BAY CTY	160	420	RRC# 27264
DRAIN 3 G	160	420	
C & R	160	420	.000651 Royalty Interest
			Category: G1
			Railroad #: 27264
HB1984: The Appraised value of \$420 in 2023 as compared to \$1,130 in 2018 is a 62.83% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	160	0	420
HOSPITAL	160	0	420
TIDEHAVEN ISD	160	0	420
COASTAL PLAINS	160	0	420
PORT OF BAY CTY	160	0	420
DRAIN 3	0	420	0
C & R	160	0	420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		270	Lease: 10880 Type: REAL Owner #: 703059
HOSPITAL		270	Legal: OHIO-SUN UNIT
BAY CTY ISD I&S G		270	ALLEGIAN RESOURCES
BAY CTY ISD M&O G		270	AB 7 BETTS, J
COASTAL PLAINS		270	RRC 293605
PORT OF BAY CTY		270	
DRAIN 1 G		270	.001142 Royalty Interest
C & R		270	Category: G1
			Railroad #: 293605
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	270
HOSPITAL	0	0	270
BAY CTY ISD I&S	0	270	0
BAY CTY ISD M&O	0	270	0
COASTAL PLAINS	0	0	270
PORT OF BAY CTY	0	0	270
DRAIN 1	0	270	0
C & R	0	0	270

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
PORT OF BAY CTY	1,280	0	3,180
C & R	1,280	0	3,180
TIDEHAVEN ISD	1,250	0	2,880
DRAIN 2	1,000	0	2,370
COASTAL PLAINS	1,330	0	3,230
COUNTY	1,330	0	3,230
HOSPITAL	1,330	0	3,230
NAV #1	0	60	0
DRAIN 4	0	90	0
SEAWALL	0	60	0
BAY CTY ISD I&S	0	350	0
BAY CTY ISD M&O	0	350	0
DRAIN 1	0	350	0
DRAIN 3	0	420	0