

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 TR 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: 711450 1445
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	1,270	1,250	Lease: 10076 Type: REAL Owner #: 711450
NAV #1	770	770	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	490	490	HUGOTON OPERATING CO
TIDEHAVEN ISD	1,270	1,250	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	1,270	1,250	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	770	770	Agent: 291
COUNTY	1,270	1,250	.003156 Royalty Interest
C & R	490	490	Category: G1
HOSPITAL	1,270	1,250	Railroad #: 9803
HB1984: The Appraised value of \$1,250 in 2023 as compared to \$3,210 in 2018 is a 61.06% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	1,270	0	1,250
NAV #1	770	0	770
PORT OF BAY CTY	490	0	490
TIDEHAVEN ISD	1,270	0	1,250
DRAIN 4	1,270	0	1,250
SEAWALL	770	0	770
COUNTY	1,270	0	1,250
C & R	490	0	490
HOSPITAL	1,270	0	1,250

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](https://www.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 #: 711450
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	
No 2018 Hist			.007741 Royalty Interest 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 #: 711450
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	
No 2018 Hist			.007741 Royalty Interest 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 #: 711450
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	
No 2018 Hist			.004647 Royalty Interest 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	1,470	2,880	Lease: 10693 Type: REAL Owner #: 711450
HOSPITAL	1,470	2,880	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	1,470	2,880	SQUARE MILE ENERGY
COASTAL PLAINS	1,470	2,880	AB 103 WILLIAMS G J
PORT OF BAY CTY	1,470	2,880	RRC 246621
DRAIN 2	1,470	2,880	
C & R	1,470	2,880	.001374 Royalty Interest Category: G1 Railroad #: 246621
HB1984: The Appraised value of \$2,880 in 2023 as compared to \$2,980 in 2018 is a 3.36% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,470	0	2,880
HOSPITAL	1,470	0	2,880
TIDEHAVEN ISD	1,470	0	2,880
COASTAL PLAINS	1,470	0	2,880
PORT OF BAY CTY	1,470	0	2,880
DRAIN 2	1,470	0	2,880
C & R	1,470	0	2,880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,020	1,600	Lease: 10695 Type: REAL Owner #: 711450
HOSPITAL	1,020	1,600	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	1,020	1,600	ARCADIA OPERATING
COASTAL PLAINS	1,020	1,600	AB 93 J TILLEY
PORT OF BAY CTY	1,020	1,600	RRC 247837
DRAIN 2	1,020	1,600	
C & R	1,020	1,600	.006465 Royalty Interest Category: G1 Railroad #: 247837
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,020	0	1,600
HOSPITAL	1,020	0	1,600
TIDEHAVEN ISD	1,020	0	1,600
COASTAL PLAINS	1,020	0	1,600
PORT OF BAY CTY	1,020	0	1,600
DRAIN 2	1,020	0	1,600
C & R	1,020	0	1,600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	7,430	6,080	Lease: 10756 Type: REAL Owner #: 711450
HOSPITAL	7,430	6,080	Legal: HEFFELFINGER B W#1
TIDEHAVEN ISD	7,430	6,080	KEBO OIL & GAS, INC.
COASTAL PLAINS	7,430	6,080	AB 99 WALLACE JWE
PORT OF BAY CTY	7,430	6,080	RRC 26519
DRAIN 4	7,430	6,080	
C & R	7,430	6,080	.020834 Royalty Interest Category: G1 Railroad #: 26519
HB1984: The Appraised value of \$6,080 in 2023 as compared to \$3,140 in 2018 is a 93.63% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	7,430	0	6,080
HOSPITAL	7,430	0	6,080
TIDEHAVEN ISD	7,430	0	6,080
COASTAL PLAINS	7,430	0	6,080
PORT OF BAY CTY	7,430	0	6,080
DRAIN 4	7,430	0	6,080
C & R	7,430	0	6,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R No 2018 Hist	160 160 160 160 160 160 160	100 100 100 100 100 100 100	Lease: 10811 Type: REAL Owner #: 711450 Legal: PECAN UNIT W#1 KEBO OIL & GAS INC. AB 103 WILLIAMS, G J RRC# 278352 .000812 Royalty Interest Category: G1 Railroad #: 278352 Agent: 291
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	160 160 160 160 160 160 160	0 0 0 0 0 0 0	100 100 100 100 100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R HB1984: The Appraised value of \$130 in 2023 as compared to \$340 in 2018 is a 61.76% decrease.	340 340 340 340 340 340 340	130 130 130 130 130 130 130	Lease: 10817 Type: REAL Owner #: 711450 Legal: PECAN UNIT #2 KEBO OIL & GAS AB 103 WILLIAMS, G J RRC# 279574 .000812 Royalty Interest Category: G1 Railroad #: 279574 Agent: 291
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	340 340 340 340 340 340 340	0 0 0 0 0 0 0	130 130 130 130 130 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL PALACIOS ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL No 2018 Hist	840 840 840 840 840 840 840	660 660 660 660 660 660 660	Lease: 10821 Type: REAL Owner #: 711450 Legal: BLESSING (F-14) SUE-ANN OPERATING AB 202 HOLMES E L P# 796813 .001340 Royalty Interest Category: G1 Railroad #: 27359 Agent: 291
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL PALACIOS ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL	840 840 840 840 840 840 840	0 0 0 0 0 0 0	660 660 660 660 660 660 660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	5,540	7,390	Lease: 10831 Type: REAL Owner #: 711450
HOSPITAL	5,540	7,390	Legal: HEFFELFINGER "A" W#1
TIDEHAVEN ISD	5,540	7,390	KEBO OIL & GAS, INC.
COASTAL PLAINS	5,540	7,390	AB 93 TILLEY J
PORT OF BAY CTY	5,540	7,390	RRC 282603
DRAIN 2	5,540	7,390	
C & R	5,540	7,390	.012928 Royalty Interest
			Category: G1
			Railroad #: 282603
HB1984: The Appraised value of \$7,390 in 2023 as compared to \$18,270 in 2018 is a 59.55% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	5,540	0	7,390
HOSPITAL	5,540	0	7,390
TIDEHAVEN ISD	5,540	0	7,390
COASTAL PLAINS	5,540	0	7,390
PORT OF BAY CTY	5,540	0	7,390
DRAIN 2	5,540	0	7,390
C & R	5,540	0	7,390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	16,180	30,720	Lease: 10856 Type: REAL Owner #: 711450
HOSPITAL	16,180	30,720	Legal: GREEN W#1
PALACIOS ISD	16,180	30,720	HILCORP ENERGY COMP
COASTAL PLAINS	16,180	30,720	AB 145 DEMOSS L
NAV #1	16,180	30,720	RRC# 288489
DRAIN 3	16,180	30,720	
SEAWALL	16,180	30,720	.000594 Royalty Interest
			Category: G1
			Railroad #: 288489
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	16,180	0	30,720
HOSPITAL	16,180	0	30,720
PALACIOS ISD	16,180	0	30,720
COASTAL PLAINS	16,180	0	30,720
NAV #1	16,180	0	30,720
DRAIN 3	16,180	0	30,720
SEAWALL	16,180	0	30,720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	39,480	60,630	Lease: 10866 Type: REAL Owner #: 711450
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			
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	78,790	0	118,340		
NAV #1	58,780	0	94,610		
PORT OF BAY CTY	20,000	0	23,740		
TIDEHAVEN ISD	22,290	0	26,330		
DRAIN 4	13,760	0	14,230		
SEAWALL	58,780	0	94,610		
COUNTY	78,790	0	118,340		
C & R	20,000	0	23,740		
HOSPITAL	78,790	0	118,340		
DRAIN 2	8,530	0	12,100		
PALACIOS ISD	56,500	0	92,010		
DRAIN 3	56,500	0	92,010		