

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

RUNNELLS JOHN S III 1964 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: 704479 1248
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	20	20	Lease: 3285 Type: REAL Owner #: 704479
COASTAL PLAINS	20	20	Legal: PIERCE ESTATES
TIDEHAVEN ISD	20	20	KRISTEN OIL & GAS
DRAIN 3	20	20	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	20	20	RRC 51155
COUNTY	20	20	Agent: 291
HOSPITAL	20	20	.005000 Royalty Interest
HB1984: The Appraised value of \$20 in 2023 as compared to \$720 in 2018 is a 97.22% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	20	0	20
COASTAL PLAINS	20	0	20
TIDEHAVEN ISD	20	0	20
DRAIN 3	20	0	20
SEAWALL	20	0	20
COUNTY	20	0	20
HOSPITAL	20	0	20

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	1,290	1,370	Lease: 3292 Type: REAL Owner #: 704479
NAV #1	1,290	1,370	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	1,290	1,370	ARCADIA OPERATING
DRAIN 3	1,290	1,370	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	1,290	1,370	RRC 48189
COASTAL PLAINS	1,290	1,370	
HOSPITAL	1,290	1,370	.005000 Royalty Interest Agent: 291
			Category: G1
			Railroad #: 48189
HB1984: The Appraised value of \$1,370 in 2023 as compared to \$420 in 2018 is a 226.19% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,290	0	1,370
NAV #1	1,290	0	1,370
TIDEHAVEN ISD	1,290	0	1,370
DRAIN 3	1,290	0	1,370
SEAWALL	1,290	0	1,370
COASTAL PLAINS	1,290	0	1,370
HOSPITAL	1,290	0	1,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		250	Lease: 10242 Type: REAL Owner #: 704479
COASTAL PLAINS		250	Legal: RUNNELLS GAS UNIT #3
TIDEHAVEN ISD		250	ARCADIA OPERATING
DRAIN 3		250	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		250	RRC 181480
COUNTY		250	
HOSPITAL		250	.004432 Royalty Interest Agent: 291
			Category: G1
			Railroad #: 181480
HB1984: The Appraised value of \$250 in 2023 as compared to \$120 in 2018 is a 108.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	250
COASTAL PLAINS	0	0	250
TIDEHAVEN ISD	0	0	250
DRAIN 3	0	0	250
SEAWALL	0	0	250
COUNTY	0	0	250
HOSPITAL	0	0	250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		30	Lease: 10304 Type: REAL Owner #: 704479
COASTAL PLAINS		30	Legal: RUNNELLS GAS UNIT #7
TIDEHAVEN ISD		30	ARCADIA OPERATING
DRAIN 3		30	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		30	RRC 189268
COUNTY		30	
HOSPITAL		30	.004432 Royalty Interest Agent: 291
			Category: G1
			Railroad #: 189268
HB1984: The Appraised value of \$30 in 2023 as compared to \$220 in 2018 is a 86.36% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	30
COASTAL PLAINS	0	0	30
TIDEHAVEN ISD	0	0	30
DRAIN 3	0	0	30
SEAWALL	0	0	30
COUNTY	0	0	30
HOSPITAL	0	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,720	3,600	Lease: 10386 Type: REAL Owner #: 704479
HOSPITAL	2,720	3,600	Legal: RUNNELLS GAS UNIT #8
TIDEHAVEN ISD	2,720	3,600	ARCADIA OPERATING
COASTAL PLAINS	2,720	3,600	AB 18 CHRISTOPHER COX SUR
PORT OF BAY CTY	2,720	3,600	RRC 201102
DRAIN 2	2,720	3,600	
C & R	2,720	3,600	.004432 Royalty Interest Category: G1 Railroad #: 201102
HB1984: The Appraised value of \$3,600 in 2023 as compared to \$640 in 2018 is a 462.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,720	0	3,600
HOSPITAL	2,720	0	3,600
TIDEHAVEN ISD	2,720	0	3,600
COASTAL PLAINS	2,720	0	3,600
PORT OF BAY CTY	2,720	0	3,600
DRAIN 2	2,720	0	3,600
C & R	2,720	0	3,600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,350	3,370	Lease: 10820 Type: REAL Owner #: 704479
HOSPITAL	2,350	3,370	Legal: DUNCAN W#1
BAY CTY ISD I&S	2,350	3,370	HOWARD EXPLORATION
BAY CTY ISD M&O	2,350	3,370	AB 348 LARCHE SA
COASTAL PLAINS	2,350	3,370	P# 817963
PORT OF BAY CTY	2,350	3,370	
DRAIN 1	2,350	3,370	.005000 Royalty Interest
C & R	2,350	3,370	Category: G1 Railroad #: 27221
HB1984: The Appraised value of \$3,370 in 2023 as compared to \$5,080 in 2018 is a 33.66% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,350	0	3,370
HOSPITAL	2,350	0	3,370
BAY CTY ISD I&S	2,350	0	3,370
BAY CTY ISD M&O	2,350	0	3,370
COASTAL PLAINS	2,350	0	3,370
PORT OF BAY CTY	2,350	0	3,370
DRAIN 1	2,350	0	3,370
C & R	2,350	0	3,370

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
NAV #1	1,310	0	1,670		
COASTAL PLAINS	6,380	0	8,640		
TIDEHAVEN ISD	4,030	0	5,270		
DRAIN 3	1,310	0	1,670		
SEAWALL	1,310	0	1,670		
COUNTY	6,380	0	8,640		
HOSPITAL	6,380	0	8,640		
PORT OF BAY CTY	5,070	0	6,970		
DRAIN 2	2,720	0	3,600		
C & R	5,070	0	6,970		
BAY CTY ISD I&S	2,350	0	3,370		
BAY CTY ISD M&O	2,350	0	3,370		
DRAIN 1	2,350	0	3,370		

