

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

POWELL PATRICIA  
303 WOODRIDGE DR  
VICTORIA TX 77904-1159



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: 707809 1168  
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	570	680	Lease: 10412 Type: REAL Owner #: 707809
HOSPITAL	570	680	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	570	680	KEBO OIL & GAS INC
COASTAL PLAINS	570	680	AB 208 H&GN RR CO
NAV #1	570	680	RRC 26169
DRAIN 4	570	680	
SEAWALL	570	680	.002941 Override Royalty
HB1984: The Appraised value of \$680 in 2023 as compared to \$240 in 2018 is a 183.33% increase.			Category: G1 Railroad #: 26169
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	570	0	680
HOSPITAL	570	0	680
TIDEHAVEN ISD	570	0	680
COASTAL PLAINS	570	0	680
NAV #1	570	0	680
DRAIN 4	570	0	680
SEAWALL	570	0	680

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 HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL		20 20 20 20 20 20	Lease: 10413 Type: REAL Owner #: 707809 Legal: BLESSING UNIT W#1 GTG OPERATING LLC AB 448 W FUNCK RRC 204742  .002941 Override Royalty Category: G1 Railroad #: 204742
HB1984: The Appraised value of \$20 in 2023 as compared to \$660 in 2018 is a 96.97% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	0 0 0 0 0 0	0 0 0 0 0 0	20 20 20 20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	80 80 80 80 80 80	190 190 190 190 190 190	Lease: 10770 Type: REAL Owner #: 707809 Legal: SOUTH BLESSING W#2 KEBO OIL & GAS INC AB 369 GEORGE PAYNE RRC 267000  .001961 Override Royalty Category: G1 Railroad #: 267000
HB1984: The Appraised value of \$190 in 2023 as compared to \$60 in 2018 is a 216.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	80 80 80 80 80 80	0 0 0 0 0 0	190 190 190 190 190 190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	180 180 180 180 180 180	1,070 1,070 1,070 1,070 1,070 1,070	Lease: 10773 Type: REAL Owner #: 707809 Legal: NORTHWEST BLESSING W#4 KEBO OIL & GAS INC AB 557 HERRICK, H N RRC 269165  .001961 Override Royalty Category: G1 Railroad #: 269165
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 1 C & R	180 180 180 180 180 180	0 0 0 0 0 0	1,070 1,070 1,070 1,070 1,070 1,070

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	830	0	1,960		
HOSPITAL	830	0	1,960		
TIDEHAVEN ISD	830	0	1,960		
COASTAL PLAINS	830	0	1,960		
NAV #1	650	0	890		
DRAIN 4	650	0	890		
SEAWALL	650	0	890		
PORT OF BAY CTY	180	0	1,070		
DRAIN 1	180	0	1,070		
C & R	180	0	1,070		

