

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

19TH HOLE PRODUCTION LLC
ART ENSLEY
7544 FM 1960 RD E
HUMBLE TX 77346-3127



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: 711858 1695
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	1,860	2,890	Lease: 480 Type: REAL Owner #: 711858
C & R	1,860	2,890	Legal: OHIO-SUN UNIT TR#9-J
TIDEHAVEN ISD	1,860	2,890	ALLEGIANCY RESOURCES
DRAIN 2	1,860	2,890	AB 14 CAYCE & LGE UNIT 990100
COASTAL PLAINS	1,860	2,890	TRACT NAME: BRAMAN 'A'
COUNTY	1,860	2,890	
HOSPITAL	1,860	2,890	
HB1984: The Appraised value of \$2,890 in 2023 as compared to \$2,330 in 2018 is a 24.03% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,860	0	2,890
C & R	1,860	0	2,890
TIDEHAVEN ISD	1,860	0	2,890
DRAIN 2	1,860	0	2,890
COASTAL PLAINS	1,860	0	2,890
COUNTY	1,860	0	2,890
HOSPITAL	1,860	0	2,890

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	590 590 590 590 590 590 590	910 910 910 910 910 910 910	Lease: 490 Type: REAL Owner #: 711858 Legal: OHIO-SUN UNIT TR#10-K ALLEGiant RESOURCES AB 14 CAYCE & LGE UNIT 990100 TRACT NAME: BRAMAN 'B' .005017 Override Royalty Category: G1 Railroad #: 2996
HB1984: The Appraised value of \$910 in 2023 as compared to \$730 in 2018 is a 24.66% 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	590 590 590 590 590 590 590	0 0 0 0 0 0 0	910 910 910 910 910 910 910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY C & R TIDEHAVEN ISD DRAIN 2 COASTAL PLAINS COUNTY HOSPITAL	2,300 2,300 2,300 2,300 2,300 2,300 2,300	3,580 3,580 3,580 3,580 3,580 3,580 3,580	Lease: 630 Type: REAL Owner #: 711858 Legal: OHIO-SUN UNIT TR#1-A ALLEGiant RESOURCES AB 229 I & GN UNIT 990100 TRACT NAME: J C CARLSON ET AL .005017 Override Royalty Category: G1 Railroad #: 2996
HB1984: The Appraised value of \$3,580 in 2023 as compared to \$2,880 in 2018 is a 24.31% 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	2,300 2,300 2,300 2,300 2,300 2,300 2,300	0 0 0 0 0 0 0	3,580 3,580 3,580 3,580 3,580 3,580 3,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY DRAIN 1 BAY CTY ISD I&S BAY CTY ISD M&O C & R COASTAL PLAINS COUNTY HOSPITAL	80 80 80 80 80 80 80 80	120 120 120 120 120 120 120 120	Lease: 880 Type: REAL Owner #: 711858 Legal: OHIO-SUN UNIT TR#12-M ALLEGiant RESOURCES COLORADO RIVER BED UNIT 990100 TRACT NAME: SUN-STATE (28013) .004300 Override Royalty Category: G1 Railroad #: 2996
HB1984: The Appraised value of \$120 in 2023 as compared to \$100 in 2018 is a 20.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY DRAIN 1 BAY CTY ISD I&S BAY CTY ISD M&O C & R COASTAL PLAINS COUNTY HOSPITAL	80 80 80 80 80 80 80 80	0 0 0 0 0 0 0 0	120 120 120 120 120 120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY DRAIN 1 BAY CTY ISD I&S BAY CTY ISD M&O COUNTY C & R COASTAL PLAINS HOSPITAL No 2018 Hist		10 10 10 10 10 10 10 10	Lease: 890 Type: REAL Owner #: 711858 Legal: OHIO-SUN UNIT TR#4-D ALLEGiant RESOURCES COLORADO RIVER BED UNIT 990100 TRACT NAME: STATE LEASE 28014 .004300 Override Royalty Category: G1 Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY DRAIN 1 BAY CTY ISD I&S BAY CTY ISD M&O COUNTY C & R COASTAL PLAINS HOSPITAL	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	10 10 10 10 10 10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY C & R BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL HB1984: The Appraised value of \$300 in 2023	190 190 190 190 190 190 190 190	300 300 300 300 300 300 300 300	Lease: 1140 Type: REAL Owner #: 711858 Legal: OHIO-SUN UNIT TR#13-N ALLEGiant RESOURCES AB 7 JACOB BETTS UNIT 990100 TRACT NAME: MARJORIE S DWYER .005016 Override Royalty Category: G1 Railroad #: 2996 as compared to \$240 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 BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	190 190 190 190 190 190 190 190	0 0 0 0 0 0 0 0	300 300 300 300 300 300 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY C & R BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL HB1984: The Appraised value of \$290 in 2023	190 190 190 190 190 190 190 190	290 290 290 290 290 290 290 290	Lease: 1160 Type: REAL Owner #: 711858 Legal: OHIO-SUN UNIT TR#7-G ALLEGiant RESOURCES AB 7 JACOB BETTS UNIT 990100 TRACT NAME: G D EVERETT A .005016 Override Royalty Category: G1 Railroad #: 2996 as compared to \$230 in 2018 is a 26.09% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY C & R BAY CTY ISD I&S BAY CTY ISD M&O DRAIN 1 COASTAL PLAINS COUNTY HOSPITAL	190 190 190 190 190 190 190 190	0 0 0 0 0 0 0 0	290 290 290 290 290 290 290 290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	40	60	Lease: 1170 Type: REAL Owner #: 711858
C & R	40	60	Legal: OHIO-SUN UNIT TR#8-H
BAY CTY ISD I&S	40	60	ALLEGiant RESOURCES
BAY CTY ISD M&O	40	60	AB 7 JACOB BETTS UNIT 990100
DRAIN 1	40	60	TRACT NAME: G D EVERETT
COASTAL PLAINS	40	60	
COUNTY	40	60	.005016 Override Royalty
HOSPITAL	40	60	Category: G1
HB1984: The Appraised value of \$60 in 2023 as compared to \$50 in 2018 is a 20.00% increase.			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	40	0	60
C & R	40	0	60
BAY CTY ISD I&S	40	0	60
BAY CTY ISD M&O	40	0	60
DRAIN 1	40	0	60
COASTAL PLAINS	40	0	60
COUNTY	40	0	60
HOSPITAL	40	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	400	630	Lease: 2750 Type: REAL Owner #: 711858
DRAIN 1	400	630	Legal: OHIO-SUN UNIT TR#11-L
BAY CTY ISD I&S	400	630	ALLEGiant RESOURCES
BAY CTY ISD M&O	400	630	AB 7 JACOB BETTS UNIT 990100
COUNTY	400	630	TRACT NAME: MCDONALD-WEST
C & R	400	630	
COASTAL PLAINS	400	630	.005017 Override Royalty
HOSPITAL	400	630	Category: G1
HB1984: The Appraised value of \$630 in 2023 as compared to \$510 in 2018 is a 23.53% increase.			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	400	0	630
DRAIN 1	400	0	630
BAY CTY ISD I&S	400	0	630
BAY CTY ISD M&O	400	0	630
COUNTY	400	0	630
C & R	400	0	630
COASTAL PLAINS	400	0	630
HOSPITAL	400	0	630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	1,450	2,260	Lease: 2760 Type: REAL Owner #: 711858
DRAIN 1	1,450	2,260	Legal: OHIO-SUN UNIT TR#5-E
BAY CTY ISD I&S	1,450	2,260	ALLEGiant RESOURCES
BAY CTY ISD M&O	1,450	2,260	AB 7 JACOB BETTS UNIT 990100
C & R	1,450	2,260	TRACT NAME: E L MCDONALD ACCT1
COASTAL PLAINS	1,450	2,260	
COUNTY	1,450	2,260	.005017 Override Royalty
HOSPITAL	1,450	2,260	Category: G1
HB1984: The Appraised value of \$2,260 in 2023 as compared to \$1,810 in 2018 is a 24.86% increase.			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,450	0	2,260
DRAIN 1	1,450	0	2,260
BAY CTY ISD I&S	1,450	0	2,260
BAY CTY ISD M&O	1,450	0	2,260
C & R	1,450	0	2,260
COASTAL PLAINS	1,450	0	2,260
COUNTY	1,450	0	2,260
HOSPITAL	1,450	0	2,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	1,630	2,530	Lease: 2780 Type: REAL Owner #: 711858
DRAIN 1	1,630	2,530	Legal: OHIO-SUN UNIT TR#6-F
BAY CTY ISD I&S	1,630	2,530	ALLEGiant RESOURCES
BAY CTY ISD M&O	1,630	2,530	AB 7 JACOB BETTS UNIT 990100
COUNTY	1,630	2,530	TRACT NAME: E L MCDONALD ACCT2
C & R	1,630	2,530	
COASTAL PLAINS	1,630	2,530	.005016 Override Royalty
HOSPITAL	1,630	2,530	Category: G1
HB1984: The Appraised value of \$2,530 in 2023 as compared to \$2,040 in 2018 is a 24.02% increase.			Railroad #: 2996
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,630	0	2,530
DRAIN 1	1,630	0	2,530
BAY CTY ISD I&S	1,630	0	2,530
BAY CTY ISD M&O	1,630	0	2,530
COUNTY	1,630	0	2,530
C & R	1,630	0	2,530
COASTAL PLAINS	1,630	0	2,530
HOSPITAL	1,630	0	2,530

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	8,730	0	13,580
C & R	8,730	0	13,580
TIDEHAVEN ISD	4,750	0	7,380
DRAIN 2	4,750	0	7,380
COASTAL PLAINS	8,730	0	13,580
COUNTY	8,730	0	13,580
HOSPITAL	8,730	0	13,580
DRAIN 1	3,980	0	6,200
BAY CTY ISD I&S	3,980	0	6,200
BAY CTY ISD M&O	3,980	0	6,200

