

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

PIERCE FREDERICK LESLIE TR  
PO BOX 567  
BLESSING TX 77419-0567



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: 44170 1148  
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	440	440	Lease: 10076 Type: REAL Owner #: 44170
NAV #1	270	270	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	170	170	HUGOTON OPERATING CO
TIDEHAVEN ISD	440	440	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	440	440	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	270	270	
COUNTY	440	440	.001096 Royalty Interest
C & R	170	170	Category: G1
HOSPITAL	440	440	Railroad #: 9803
HB1984: The Appraised value of \$440 in 2023 as compared to \$1,120 in 2018 is a 60.71% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	440	0	440
NAV #1	270	0	270
PORT OF BAY CTY	170	0	170
TIDEHAVEN ISD	440	0	440
DRAIN 4	440	0	440
SEAWALL	270	0	270
COUNTY	440	0	440
C & R	170	0	170
HOSPITAL	440	0	440

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	330	390	Lease: 10412 Type: REAL Owner #: 44170
HOSPITAL	330	390	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	330	390	KEBO OIL & GAS INC
COASTAL PLAINS	330	390	AB 208 H&GN RR CO
NAV #1	330	390	RRC 26169
DRAIN 4	330	390	
SEAWALL	330	390	.001704 Royalty Interest
HB1984: The Appraised value of \$390 in 2023 as compared to \$140 in 2018 is a 178.57% increase.			Category: G1
			Railroad #: 26169
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	330	0	390
HOSPITAL	330	0	390
TIDEHAVEN ISD	330	0	390
COASTAL PLAINS	330	0	390
NAV #1	330	0	390
DRAIN 4	330	0	390
SEAWALL	330	0	390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	410	800	Lease: 10693 Type: REAL Owner #: 44170
HOSPITAL	410	800	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	410	800	SQUARE MILE ENERGY
COASTAL PLAINS	410	800	AB 103 WILLIAMS G J
PORT OF BAY CTY	410	800	RRC 246621
DRAIN 2	410	800	
C & R	410	800	.000382 Royalty Interest
HB1984: The Appraised value of \$800 in 2023 as compared to \$830 in 2018 is a 3.61% decrease.			Category: G1
			Railroad #: 246621
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	410	0	800
HOSPITAL	410	0	800
TIDEHAVEN ISD	410	0	800
COASTAL PLAINS	410	0	800
PORT OF BAY CTY	410	0	800
DRAIN 2	410	0	800
C & R	410	0	800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	310	490	Lease: 10695 Type: REAL Owner #: 44170
HOSPITAL	310	490	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	310	490	ARCADIA OPERATING
COASTAL PLAINS	310	490	AB 93 J TILLEY
PORT OF BAY CTY	310	490	RRC 247837
DRAIN 2	310	490	
C & R	310	490	.001989 Royalty Interest
HB1984: The Appraised value of \$490 in 2023 as compared to \$600 in 2018 is a 18.33% decrease.			Category: G1
			Railroad #: 247837
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	310	0	490
HOSPITAL	310	0	490
TIDEHAVEN ISD	310	0	490
COASTAL PLAINS	310	0	490
PORT OF BAY CTY	310	0	490
DRAIN 2	310	0	490
C & R	310	0	490

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COASTAL PLAINS	1,490	0	2,120		
NAV #1	600	0	660		
PORT OF BAY CTY	890	0	1,460		
TIDEHAVEN ISD	1,490	0	2,120		
DRAIN 4	770	0	830		
SEAWALL	600	0	660		
COUNTY	1,490	0	2,120		
C & R	890	0	1,460		
HOSPITAL	1,490	0	2,120		
DRAIN 2	720	0	1,290		

