

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

YEAMANS RICHARD DON
2828 W HOLCOMBE BLVD UNIT N
HOUSTON TX 77025-1604



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: 701114 1681
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	120	120	Lease: 10076 Type: REAL Owner #: 701114
NAV #1 G	80	80	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	50	50	HUGOTON OPERATING CO
TIDEHAVEN ISD	120	120	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	120	120	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL G	80	80	
COUNTY	120	120	.000309 Royalty Interest
C & R	50	50	Category: G1
HOSPITAL	120	120	Railroad #: 9803
Exemptions : G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$120 in 2023 as compared to \$310 in 2018 is a 61.29% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	120	0	120
NAV #1	0	80	0
PORT OF BAY CTY	50	0	50
TIDEHAVEN ISD	120	0	120
DRAIN 4	120	0	120
SEAWALL	0	80	0
COUNTY	120	0	120
C & R	50	0	50
HOSPITAL	120	0	120

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		90	100	Lease: 10412	Type: REAL Owner #: 701114
HOSPITAL		90	100	Legal: PIERCE ESTATE W#1	
TIDEHAVEN ISD		90	100	KEBO OIL & GAS INC	
COASTAL PLAINS		90	100	AB 208 H&GN RR CO	
NAV #1	G	90	100	RRC 26169	
DRAIN 4		90	100		
SEAWALL	G	90	100		
Exemptions : G=LESS THAN \$500 MIN INT				.000442 Royalty Interest	
HB1984: The Appraised value of \$100 in 2023				Category: G1	
				Railroad #: 26169	
				as compared to \$40 in 2018 is a 150.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	90	0	100		
HOSPITAL	90	0	100		
TIDEHAVEN ISD	90	0	100		
COASTAL PLAINS	90	0	100		
NAV #1	0	100	0		
DRAIN 4	90	0	100		
SEAWALL	0	100	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		1,590	2,260	Lease: 10574	Type: REAL Owner #: 701114
HOSPITAL		1,590	2,260	Legal: NEVADA BLESSING UNIT #1	
TIDEHAVEN ISD		1,590	2,260	GTG OPERATING LLC	
COASTAL PLAINS		1,590	2,260	AB 458 S F SPARKS	
PORT OF BAY CTY		1,590	2,260	RRC 225941	
DRAIN 4		1,590	2,260		
C & R		1,590	2,260		
HB1984: The Appraised value of \$2,260 in 2023				.002074 Royalty Interest	
				Category: G1	
				Railroad #: 225941	
				as compared to \$4,130 in 2018 is a 45.28% decrease.	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,590	0	2,260		
HOSPITAL	1,590	0	2,260		
TIDEHAVEN ISD	1,590	0	2,260		
COASTAL PLAINS	1,590	0	2,260		
PORT OF BAY CTY	1,590	0	2,260		
DRAIN 4	1,590	0	2,260		
C & R	1,590	0	2,260		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		80	60	Lease: 10821	Type: REAL Owner #: 701114
HOSPITAL		80	60	Legal: BLESSING (F-14)	
PALACIOS ISD	G	80	60	SUE-ANN OPERATING	
COASTAL PLAINS		80	60	AB 202 HOLMES E L	
NAV #1	G	80	60	P# 796813	
DRAIN 3	G	80	60		
SEAWALL	G	80	60		
Exemptions : G=LESS THAN \$500 MIN INT				.000129 Royalty Interest	
No 2018 Hist				Category: G1	
				Railroad #: 27359	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	80	0	60		
HOSPITAL	80	0	60		
PALACIOS ISD	0	60	0		
COASTAL PLAINS	80	0	60		
NAV #1	0	60	0		
DRAIN 3	0	60	0		
SEAWALL	0	60	0		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COASTAL PLAINS	1,880	0	2,540		
NAV #1	0	240	0		
PORT OF BAY CTY	1,640	0	2,310		
TIDEHAVEN ISD	1,800	0	2,480		
DRAIN 4	1,800	0	2,480		
SEAWALL	0	240	0		
COUNTY	1,880	0	2,540		
C & R	1,640	0	2,310		
HOSPITAL	1,880	0	2,540		
PALACIOS ISD	0	60	0		
DRAIN 3	0	60	0		

