

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

FELT TRUST # 1820059600  
% HARDING & CARBONE INC  
1235 NORTH LOOP WEST STE 205  
HOUSTON TX 77008



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: 708278 481  
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	1,650	2,200	Lease: 10514 Type: REAL Owner #: 708278
HOSPITAL	1,650	2,200	Legal: LEWIS J C "C" WELL #1
TIDEHAVEN ISD	1,650	2,200	ATLAS OPERATING LLC
PORT OF BAY CTY	1,650	2,200	AB 18 CG COX SURVEY
DRAIN 2	1,650	2,200	RRC 24940 217099
C & R	1,650	2,200	
COASTAL PLAINS	1,650	2,200	Agent: 280
HB1984: The Appraised value of \$2,200 in 2023 as compared to \$660 in 2018 is a 233.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,650	0	2,200
HOSPITAL	1,650	0	2,200
TIDEHAVEN ISD	1,650	0	2,200
PORT OF BAY CTY	1,650	0	2,200
DRAIN 2	1,650	0	2,200
C & R	1,650	0	2,200
COASTAL PLAINS	1,650	0	2,200

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		130	280	Lease: 10548	Type: REAL Owner #: 708278
HOSPITAL		130	280	Legal: LEWIS J C WELL #3	
TIDEHAVEN ISD		130	280	ATLAS OPERATING LLC	
COASTAL PLAINS		130	280	AB 18 CG CPX SURVEY	
NAV #1	G	130	280	RRC 214657	
DRAIN 3	G	130	280		Agent: 280
SEAWALL	G	130	280	.005209 Override Royalty	
				Category: G1	
				Railroad #: 214657	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$280 in 2023 as compared to \$330 in 2018 is a 15.15% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	130	0	280		
HOSPITAL	130	0	280		
TIDEHAVEN ISD	130	0	280		
COASTAL PLAINS	130	0	280		
NAV #1	0	280	0		
DRAIN 3	0	280	0		
SEAWALL	0	280	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
COUNTY		200	20	Lease: 10781	Type: REAL Owner #: 708278
HOSPITAL		200	20	Legal: BUCKEYE RANCH UNIT W#1H	
TIDEHAVEN ISD		200	20	SHOCO PRODUCTION LLC	
COASTAL PLAINS		200	20	AB 18 C G COX	
PORT OF BAY CTY		200	20	RRC 271146	
DRAIN 2		200	20		Agent: 280
C & R		200	20	.005208 Override Royalty	
				Category: G1	
				Railroad #: 271146	
HB1984: The Appraised value of \$20 in 2023 as compared to \$150 in 2018 is a 86.67% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	200	0	20		
HOSPITAL	200	0	20		
TIDEHAVEN ISD	200	0	20		
COASTAL PLAINS	200	0	20		
PORT OF BAY CTY	200	0	20		
DRAIN 2	200	0	20		
C & R	200	0	20		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	1,980	0	2,500		
HOSPITAL	1,980	0	2,500		
TIDEHAVEN ISD	1,980	0	2,500		
PORT OF BAY CTY	1,850	0	2,220		
DRAIN 2	1,850	0	2,220		
C & R	1,850	0	2,220		
COASTAL PLAINS	1,980	0	2,500		
NAV #1	0	280	0		
DRAIN 3	0	280	0		
SEAWALL	0	280	0		