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

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: 705761 1430

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

SUE-ANN OPERATING LC
% TAX MANAGEMENT GROUP
2066 POPE CITY RD
JEFFERSON TX 75657-8264

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
COUNTY	40	50
NAV #1	40	50
PALACIOS ISD G	40	50
DRAIN 3 G	40	50
SEAWALL	40	50
COASTAL PLAINS	40	50
HOSPITAL	40	50

PROPERTY DESCRIPTION
Lease: 2660 Type: REAL Owner #: 705761
Legal: MATL-TRULL H SAND UNIT
KD ENERGY LLC
AB 371 SUSAN PERKINS SUR
RRC 140207
Agent: 585
.000579 Royalty Interest
Category: G1
Railroad #: 140207

Exemptions : G=LESS THAN $500 MIN INT
HB1984: The Appraised value of $50 in 2023 as compared to $100 in 2018 is a 50.00% decrease.

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	40	0	50
NAV #1	40	0	50
PALACIOS ISD	0	50	0
DRAIN 3	0	50	0
SEAWALL	40	0	50
COASTAL PLAINS	40	0	50
HOSPITAL	40	0	50

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 officals 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
COASTAL PLAINS	60	60	Lease: 10076 Type: REAL Owner #: 705761
NAV #1	40	40	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	20	20	HUGOTON OPERATING CO
TIDEHAVEN ISD	60	60	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	60	60	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	40	40	Agent: 585
COUNTY	60	60	.000145 Royalty Interest
C & R	20	20	Category: G1
HOSPITAL	60	60	Railroad #: 9803

HB1984: The Appraised value of $60 in 2023 as compared to $150 in 2018 is a 60.00% decrease.

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COASTAL PLAINS	60	0	60		
NAV #1	40	0	40		
PORT OF BAY CTY	20	0	20		
TIDEHAVEN ISD	60	0	60		
DRAIN 4	60	0	60		
SEAWALL	40	0	40		
COUNTY	60	0	60		
C & R	20	0	20		
HOSPITAL	60	0	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	46,340	39,250	Lease: 10236 Type: REAL Owner #: 705761
HOSPITAL	46,340	39,250	Legal: TRULL
NAV #1	46,340	39,250	REMORA OPERATING
TIDEHAVEN ISD	46,340	39,250	AB 65 GEO W NEXSEN SUR
DRAIN 4	46,340	39,250	RRC 177443
SEAWALL	46,340	39,250	Agent: 585
COASTAL PLAINS	46,340	39,250	.133281 Override Royalty
			Category: G1
			Railroad #: 177443

HB1984: The Appraised value of $39,250 in 2023 as compared to $16,440 in 2018 is a 138.75% increase.

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	46,340	0	39,250		
HOSPITAL	46,340	0	39,250		
NAV #1	46,340	0	39,250		
TIDEHAVEN ISD	46,340	0	39,250		
DRAIN 4	46,340	0	39,250		
SEAWALL	46,340	0	39,250		
COASTAL PLAINS	46,340	0	39,250		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,820	17,580	Lease: 10394 Type: REAL Owner #: 705761
HOSPITAL	4,820	17,580	Legal: TRULL #3
TIDEHAVEN ISD	4,820	17,580	REMORA OPERATING
COASTAL PLAINS	4,820	17,580	AB 557 H N HERRICK SUR
PORT OF BAY CTY	4,820	17,580	RRC 199612
DRAIN 4	4,820	17,580	Agent: 585
C & R	4,820	17,580	.133281 Override Royalty
			Category: G1
			Railroad #: 199612

HB1984: The Appraised value of $17,580 in 2023 as compared to $210 in 2018 is a 8271.43% increase.

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	4,820	0	17,580		
HOSPITAL	4,820	0	17,580		
TIDEHAVEN ISD	4,820	0	17,580		
COASTAL PLAINS	4,820	0	17,580		
PORT OF BAY CTY	4,820	0	17,580		
DRAIN 4	4,820	0	17,580		
C & R	4,820	0	17,580		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	11,660	18,890	Lease: 10414 Type: REAL Owner #: 705761
HOSPITAL	11,660	18,890	Legal: TRULL W#5
TIDEHAVEN ISD	11,660	18,890	RAMORA OPERATING
COASTAL PLAINS	11,660	18,890	AB 557 H N HERRICK SUR
PORT OF BAY CTY	11,660	18,890	RRC 204611
DRAIN 4	11,660	18,890	Agent: 585
C & R	11,660	18,890	.133281 Override Royalty
			Category: G1
			Railroad #: 204611

HB1984: The Appraised value of $18,890 in 2023 as compared to $27,790 in 2018 is a 32.03% decrease.

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	11,660	0	18,890		
HOSPITAL	11,660	0	18,890		
TIDEHAVEN ISD	11,660	0	18,890		
COASTAL PLAINS	11,660	0	18,890		
PORT OF BAY CTY	11,660	0	18,890		
DRAIN 4	11,660	0	18,890		
C & R	11,660	0	18,890		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,080	9,440	Lease: 10438 Type: REAL Owner #: 705761
HOSPITAL	2,080	9,440	Legal: TRULL WELL #6
TIDEHAVEN ISD	2,080	9,440	REMORA OPERATING
COASTAL PLAINS	2,080	9,440	AB 65 G W NEXSEN
NAV #1	2,080	9,440	RRC 205597
DRAIN 4	2,080	9,440	Agent: 585
SEAWALL	2,080	9,440	.088854 Override Royalty
			Category: G1
			Railroad #: 205597

HB1984: The Appraised value of $9,440 in 2023 as compared to $350 in 2018 is a 2597.14% increase.

Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	2,080	0	9,440		
HOSPITAL	2,080	0	9,440		
TIDEHAVEN ISD	2,080	0	9,440		
COASTAL PLAINS	2,080	0	9,440		
NAV #1	2,080	0	9,440		
DRAIN 4	2,080	0	9,440		
SEAWALL	2,080	0	9,440		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	65,000	0	85,270		
NAV #1	48,500	0	48,780		
PALACIOS ISD	0	50	0		
DRAIN 3	0	50	0		
SEAWALL	48,500	0	48,780		
COASTAL PLAINS	65,000	0	85,270		
HOSPITAL	65,000	0	85,270		
PORT OF BAY CTY	16,500	0	36,490		
TIDEHAVEN ISD	64,960	0	85,220		
DRAIN 4	64,960	0	85,220		
C & R	16,500	0	36,490		