

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

RUNNELLS MARY WITHERS TRUST
% LERETA LLC
PO BOX 565887
DALLAS TX 75356



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: 48781 1255
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
NAV #1	10	10	Lease: 3285 Type: REAL Owner #: 48781
COASTAL PLAINS	10	10	Legal: PIERCE ESTATES
TIDEHAVEN ISD	10	10	KRISTEN OIL & GAS
DRAIN 3	10	10	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	10	10	RRC 51155
COUNTY	10	10	Agent: 291
HOSPITAL	10	10	.002500 Royalty Interest
HB1984: The Appraised value of \$10 in 2023 as compared to \$360 in 2018 is a 97.22% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	10	0	10
COASTAL PLAINS	10	0	10
TIDEHAVEN ISD	10	0	10
DRAIN 3	10	0	10
SEAWALL	10	0	10
COUNTY	10	0	10
HOSPITAL	10	0	10

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	650	680	Lease: 3292 Type: REAL Owner #: 48781
NAV #1	650	680	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	650	680	ARCADIA OPERATING
DRAIN 3	650	680	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	650	680	RRC 48189
COASTAL PLAINS	650	680	
HOSPITAL	650	680	.002500 Royalty Interest Agent: 291
			Category: G1
			Railroad #: 48189
HB1984: The Appraised value of \$680 in 2023 as compared to \$210 in 2018 is a 223.81% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	650	0	680
NAV #1	650	0	680
TIDEHAVEN ISD	650	0	680
DRAIN 3	650	0	680
SEAWALL	650	0	680
COASTAL PLAINS	650	0	680
HOSPITAL	650	0	680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		340	Lease: 10242 Type: REAL Owner #: 48781
COASTAL PLAINS		340	Legal: RUNNELLS GAS UNIT #3
TIDEHAVEN ISD		340	ARCADIA OPERATING
DRAIN 3		340	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		340	RRC 181480
COUNTY		340	
HOSPITAL		340	.006008 Royalty Interest Agent: 291
			Category: G1
			Railroad #: 181480
HB1984: The Appraised value of \$340 in 2023 as compared to \$160 in 2018 is a 112.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	340
COASTAL PLAINS	0	0	340
TIDEHAVEN ISD	0	0	340
DRAIN 3	0	0	340
SEAWALL	0	0	340
COUNTY	0	0	340
HOSPITAL	0	0	340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		40	Lease: 10304 Type: REAL Owner #: 48781
COASTAL PLAINS		40	Legal: RUNNELLS GAS UNIT #7
TIDEHAVEN ISD		40	ARCADIA OPERATING
DRAIN 3		40	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		40	RRC 189268
COUNTY		40	
HOSPITAL		40	.006008 Royalty Interest Agent: 291
			Category: G1
			Railroad #: 189268
HB1984: The Appraised value of \$40 in 2023 as compared to \$290 in 2018 is a 86.21% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	40
COASTAL PLAINS	0	0	40
TIDEHAVEN ISD	0	0	40
DRAIN 3	0	0	40
SEAWALL	0	0	40
COUNTY	0	0	40
HOSPITAL	0	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,680	4,890	Lease: 10386 Type: REAL Owner #: 48781
HOSPITAL	3,680	4,890	Legal: RUNNELLS GAS UNIT #8
TIDEHAVEN ISD	3,680	4,890	ARCADIA OPERATING
COASTAL PLAINS	3,680	4,890	AB 18 CHRISTOPHER COX SUR
PORT OF BAY CTY	3,680	4,890	RRC 201102
DRAIN 2	3,680	4,890	
C & R	3,680	4,890	.006008 Royalty Interest Agent: 291
HB1984: The Appraised value of \$4,890 in 2023 as compared to \$860 in 2018 is a 468.60% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,680	0	4,890
HOSPITAL	3,680	0	4,890
TIDEHAVEN ISD	3,680	0	4,890
COASTAL PLAINS	3,680	0	4,890
PORT OF BAY CTY	3,680	0	4,890
DRAIN 2	3,680	0	4,890
C & R	3,680	0	4,890

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
NAV #1	660	0	1,070		
COASTAL PLAINS	4,340	0	5,960		
TIDEHAVEN ISD	4,340	0	5,960		
DRAIN 3	660	0	1,070		
SEAWALL	660	0	1,070		
COUNTY	4,340	0	5,960		
HOSPITAL	4,340	0	5,960		
PORT OF BAY CTY	3,680	0	4,890		
DRAIN 2	3,680	0	4,890		
C & R	3,680	0	4,890		

