

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

SEIBERT CHRISTOPHER IRVING  
1881 E CIMA DR  
SANDY                      UT 84093-1474



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:            704403	1315
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                      G		100	Lease: 10242    Type: REAL    Owner #: 704403
COASTAL PLAINS		100	Legal: RUNNELLS GAS UNIT #3
TIDEHAVEN ISD		100	ARCADIA OPERATING
DRAIN 3                      G		100	AB 16 NICHOLAS CLOPPER SUR
SEAWALL                      G		100	RRC 181480
COUNTY		100	
HOSPITAL		100	
Exemptions :              G=LESS THAN \$500 MIN INT			.001710 Royalty Interest
HB1984: The Appraised value of \$100 in 2023		as compared to	\$50 in 2018 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	100	0
COASTAL PLAINS	0	0	100
TIDEHAVEN ISD	0	0	100
DRAIN 3	0	100	0
SEAWALL	0	100	0
COUNTY	0	0	100
HOSPITAL	0	0	100

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
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	G   G G	10 10 10 10 10 10 10	Lease: 10304 Type: REAL Owner #: 704403 Legal: RUNNELLS GAS UNIT #7 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 189268  .001710 Royalty Interest Category: G1 Railroad #: 189268
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$80 in 2018 is a 87.50% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	0 0 0 0 0 0 0	10 0 0 10 10 0 0	0 10 10 0 0 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	1,050 1,050 1,050 1,050 1,050 1,050 1,050	1,390 1,390 1,390 1,390 1,390 1,390 1,390	Lease: 10386 Type: REAL Owner #: 704403 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102  .001710 Royalty Interest Category: G1 Railroad #: 201102
HB1984: The Appraised value of \$1,390 in 2023 as compared to \$250 in 2018 is a 456.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	1,050 1,050 1,050 1,050 1,050 1,050 1,050	0 0 0 0 0 0 0	1,390 1,390 1,390 1,390 1,390 1,390 1,390

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL PORT OF BAY CTY DRAIN 2 C & R	0 1,050 1,050 0 0 1,050 1,050 1,050 1,050 1,050	110 0 0 110 110 0 0 0 0 0	0 1,500 1,500 0 0 1,500 1,500 1,390 1,390 1,390		