

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

PIERCE ANNE MCCORD  
11525 JUNIPER RIDGE DR  
AUSTIN TX 78759



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: 708682 1145  
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	660	660	Lease: 10076 Type: REAL Owner #: 708682
NAV #1	410	400	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	260	260	HUGOTON OPERATING CO
TIDEHAVEN ISD	660	660	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	660	660	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	410	400	
COUNTY	660	660	.001655 Royalty Interest
C & R	260	260	Category: G1
HOSPITAL	660	660	Railroad #: 9803
HB1984: The Appraised value of \$660 in 2023 as compared to \$1,690 in 2018 is a 60.95% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	660	0	660
NAV #1	410	0	400
PORT OF BAY CTY	260	0	260
TIDEHAVEN ISD	660	0	660
DRAIN 4	660	0	660
SEAWALL	410	0	400
COUNTY	660	0	660
C & R	260	0	260
HOSPITAL	660	0	660

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](https://www.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	710	840	Lease: 10412 Type: REAL Owner #: 708682
HOSPITAL	710	840	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	710	840	KEBO OIL & GAS INC
COASTAL PLAINS	710	840	AB 208 H&GN RR CO
NAV #1	710	840	RRC 26169
DRAIN 4	710	840	
SEAWALL	710	840	.003652 Royalty Interest
HB1984: The Appraised value of \$840 in 2023 as compared to \$300 in 2018 is a 180.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	710	0	840
HOSPITAL	710	0	840
TIDEHAVEN ISD	710	0	840
COASTAL PLAINS	710	0	840
NAV #1	710	0	840
DRAIN 4	710	0	840
SEAWALL	710	0	840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		20	Lease: 10413 Type: REAL Owner #: 708682
HOSPITAL		20	Legal: BLESSING UNIT W#1
TIDEHAVEN ISD		20	GTG OPERATING LLC
COASTAL PLAINS		20	AB 448 W FUNCK
NAV #1		20	RRC 204742
DRAIN 4		20	
SEAWALL		20	.003653 Royalty Interest
HB1984: The Appraised value of \$20 in 2023 as compared to \$820 in 2018 is a 97.56% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	20
HOSPITAL	0	0	20
TIDEHAVEN ISD	0	0	20
COASTAL PLAINS	0	0	20
NAV #1	0	0	20
DRAIN 4	0	0	20
SEAWALL	0	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,300	1,850	Lease: 10574 Type: REAL Owner #: 708682
HOSPITAL	1,300	1,850	Legal: NEVADA BLESSING UNIT #1
TIDEHAVEN ISD	1,300	1,850	GTG OPERATING LLC
COASTAL PLAINS	1,300	1,850	AB 458 S F SPARKS
PORT OF BAY CTY	1,300	1,850	RRC 225941
DRAIN 4	1,300	1,850	
C & R	1,300	1,850	.001693 Royalty Interest
HB1984: The Appraised value of \$1,850 in 2023 as compared to \$3,370 in 2018 is a 45.10% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,300	0	1,850
HOSPITAL	1,300	0	1,850
TIDEHAVEN ISD	1,300	0	1,850
COASTAL PLAINS	1,300	0	1,850
PORT OF BAY CTY	1,300	0	1,850
DRAIN 4	1,300	0	1,850
C & R	1,300	0	1,850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	830	1,630	Lease: 10693 Type: REAL Owner #: 708682
HOSPITAL	830	1,630	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	830	1,630	SQUARE MILE ENERGY
COASTAL PLAINS	830	1,630	AB 103 WILLIAMS G J
PORT OF BAY CTY	830	1,630	RRC 246621
DRAIN 2	830	1,630	
C & R	830	1,630	.000777 Royalty Interest
Category: G1			
Railroad #: 246621			
HB1984: The Appraised value of \$1,630 in 2023 as compared to \$1,690 in 2018 is a 3.55% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	830	0	1,630
HOSPITAL	830	0	1,630
TIDEHAVEN ISD	830	0	1,630
COASTAL PLAINS	830	0	1,630
PORT OF BAY CTY	830	0	1,630
DRAIN 2	830	0	1,630
C & R	830	0	1,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	470	740	Lease: 10695 Type: REAL Owner #: 708682
HOSPITAL	470	740	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	470	740	ARCADIA OPERATING
COASTAL PLAINS	470	740	AB 93 J TILLEY
PORT OF BAY CTY	470	740	RRC 247837
DRAIN 2	470	740	
C & R	470	740	.002983 Royalty Interest
Category: G1			
Railroad #: 247837			
HB1984: The Appraised value of \$740 in 2023 as compared to \$890 in 2018 is a 16.85% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	470	0	740
HOSPITAL	470	0	740
TIDEHAVEN ISD	470	0	740
COASTAL PLAINS	470	0	740
PORT OF BAY CTY	470	0	740
DRAIN 2	470	0	740
C & R	470	0	740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	220	140	Lease: 10811 Type: REAL Owner #: 708682
HOSPITAL	220	140	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	220	140	KEBO OIL & GAS INC.
COASTAL PLAINS	220	140	AB 103 WILLIAMS, G J
PORT OF BAY CTY	220	140	RRC# 278352
DRAIN 2	220	140	
C & R	220	140	.001103 Royalty Interest
Category: G1			
Railroad #: 278352			
HB1984: The Appraised value of \$140 in 2023 as compared to \$110 in 2018 is a 27.27% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	220	0	140
HOSPITAL	220	0	140
TIDEHAVEN ISD	220	0	140
COASTAL PLAINS	220	0	140
PORT OF BAY CTY	220	0	140
DRAIN 2	220	0	140
C & R	220	0	140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	470	180	Lease: 10817 Type: REAL Owner #: 708682
HOSPITAL	470	180	Legal: PECAN UNIT #2
TIDEHAVEN ISD	470	180	KEBO OIL & GAS
COASTAL PLAINS	470	180	AB 103 WILLIAMS, G J
PORT OF BAY CTY	470	180	RRC# 279574
DRAIN 2	470	180	
C & R	470	180	.001103 Royalty Interest
HB1984: The Appraised value of \$180 in 2023 as compared to \$150 in 2018 is a 20.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	470	0	180
HOSPITAL	470	0	180
TIDEHAVEN ISD	470	0	180
COASTAL PLAINS	470	0	180
PORT OF BAY CTY	470	0	180
DRAIN 2	470	0	180
C & R	470	0	180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	440	350	Lease: 10821 Type: REAL Owner #: 708682
HOSPITAL	440	350	Legal: BLESSING (F-14)
PALACIOS ISD	440	350	SUE-ANN OPERATING
COASTAL PLAINS	440	350	AB 202 HOLMES E L
NAV #1	440	350	P# 796813
DRAIN 3	440	350	
SEAWALL	440	350	.000703 Royalty Interest
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	440	0	350
HOSPITAL	440	0	350
PALACIOS ISD	440	0	350
COASTAL PLAINS	440	0	350
NAV #1	440	0	350
DRAIN 3	440	0	350
SEAWALL	440	0	350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,980	6,640	Lease: 10831 Type: REAL Owner #: 708682
HOSPITAL	4,980	6,640	Legal: HEFFELFINGER "A" W#1
TIDEHAVEN ISD	4,980	6,640	KEBO OIL & GAS, INC.
COASTAL PLAINS	4,980	6,640	AB 93 TILLEY J
PORT OF BAY CTY	4,980	6,640	RRC 282603
DRAIN 2	4,980	6,640	
C & R	4,980	6,640	.011613 Royalty Interest
HB1984: The Appraised value of \$6,640 in 2023 as compared to \$16,410 in 2018 is a 59.54% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,980	0	6,640
HOSPITAL	4,980	0	6,640
TIDEHAVEN ISD	4,980	0	6,640
COASTAL PLAINS	4,980	0	6,640
PORT OF BAY CTY	4,980	0	6,640
DRAIN 2	4,980	0	6,640
C & R	4,980	0	6,640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL PALACIOS ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL  No 2018 Hist	19,230 19,230 19,230 19,230 19,230 19,230 19,230	36,510 36,510 36,510 36,510 36,510 36,510 36,510	Lease: 10856 Type: REAL Owner #: 708682 Legal: GREEN W#1 HILCORP ENERGY COMP AB 145 DEMOSS L RRC# 288489  .000706 Royalty Interest Category: G1 Railroad #: 288489
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL PALACIOS ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL	19,230 19,230 19,230 19,230 19,230 19,230 19,230	0 0 0 0 0 0 0	36,510 36,510 36,510 36,510 36,510 36,510 36,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL PALACIOS ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL  No 2018 Hist	14,070 14,070 14,070 14,070 14,070 14,070 14,070	21,610 21,610 21,610 21,610 21,610 21,610 21,610	Lease: 10866 Type: REAL Owner #: 708682 Legal: GREEN W#2 HILCORP ENERGY AB 145 DEMOSS L RRC# 289857  .000706 Royalty Interest Category: G1 Railroad #: 289857
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL PALACIOS ISD COASTAL PLAINS NAV #1 DRAIN 3 SEAWALL	14,070 14,070 14,070 14,070 14,070 14,070 14,070	0 0 0 0 0 0 0	21,610 21,610 21,610 21,610 21,610 21,610 21,610

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COASTAL PLAINS NAV #1 PORT OF BAY CTY TIDEHAVEN ISD DRAIN 4 SEAWALL COUNTY C & R HOSPITAL DRAIN 2 PALACIOS ISD DRAIN 3	43,380 34,860 8,530 9,640 2,670 34,860 43,380 8,530 43,380 6,970 33,740 33,740	0 0 0 0 0 0 0 0 0 0 0 0	71,170 59,730 11,440 12,700 3,370 59,730 71,170 11,440 71,170 9,330 58,470 58,470		

