

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

ARMOUR LACY W TEST TRUST
FBO STEVEN S ARMOUR
PO BOX 600
PIERCE TX 77467-0600



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: 706143 48
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	3,680	3,890	Lease: 3292 Type: REAL Owner #: 706143
NAV #1	3,680	3,890	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	3,680	3,890	ARCADIA OPERATING
DRAIN 3	3,680	3,890	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	3,680	3,890	RRC 48189
COASTAL PLAINS	3,680	3,890	
HOSPITAL	3,680	3,890	.014226 Royalty Interest
HB1984: The Appraised value of \$3,890 in 2023 as compared to \$1,200 in 2018 is a 224.17% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,680	0	3,890
NAV #1	3,680	0	3,890
TIDEHAVEN ISD	3,680	0	3,890
DRAIN 3	3,680	0	3,890
SEAWALL	3,680	0	3,890
COASTAL PLAINS	3,680	0	3,890
HOSPITAL	3,680	0	3,890

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		440 440 440 440 440 440 440	Lease: 10242 Type: REAL Owner #: 706143 Legal: RUNNELLS GAS UNIT #3 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 181480 .007759 Royalty Interest Category: G1 Railroad #: 181480
HB1984: The Appraised value of \$440 in 2023 as compared to \$200 in 2018 is a 120.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	440
COASTAL PLAINS	0	0	440
TIDEHAVEN ISD	0	0	440
DRAIN 3	0	0	440
SEAWALL	0	0	440
COUNTY	0	0	440
HOSPITAL	0	0	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL		50 50 50 50 50 50 50	Lease: 10304 Type: REAL Owner #: 706143 Legal: RUNNELLS GAS UNIT #7 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 189268 .007759 Royalty Interest Category: G1 Railroad #: 189268
HB1984: The Appraised value of \$50 in 2023 as compared to \$380 in 2018 is a 86.84% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	50
COASTAL PLAINS	0	0	50
TIDEHAVEN ISD	0	0	50
DRAIN 3	0	0	50
SEAWALL	0	0	50
COUNTY	0	0	50
HOSPITAL	0	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	4,750 4,750 4,750 4,750 4,750 4,750 4,750	6,310 6,310 6,310 6,310 6,310 6,310 6,310	Lease: 10386 Type: REAL Owner #: 706143 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102 .007759 Royalty Interest Category: G1 Railroad #: 201102
HB1984: The Appraised value of \$6,310 in 2023 as compared to \$1,120 in 2018 is a 463.39% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,750	0	6,310
HOSPITAL	4,750	0	6,310
TIDEHAVEN ISD	4,750	0	6,310
COASTAL PLAINS	4,750	0	6,310
PORT OF BAY CTY	4,750	0	6,310
DRAIN 2	4,750	0	6,310
C & R	4,750	0	6,310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,120	5,900	Lease: 10820 Type: REAL Owner #: 706143
HOSPITAL	4,120	5,900	Legal: DUNCAN W#1
BAY CTY ISD I&S	4,120	5,900	HOWARD EXPLORATION
BAY CTY ISD M&O	4,120	5,900	AB 348 LARCHE SA
COASTAL PLAINS	4,120	5,900	P# 817963
PORT OF BAY CTY	4,120	5,900	
DRAIN 1	4,120	5,900	.008754 Royalty Interest
C & R	4,120	5,900	Category: G1
HB1984: The Appraised value of \$5,900 in 2023 as compared to \$8,900 in 2018 is a 33.71% decrease.			Railroad #: 27221
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,120	0	5,900
HOSPITAL	4,120	0	5,900
BAY CTY ISD I&S	4,120	0	5,900
BAY CTY ISD M&O	4,120	0	5,900
COASTAL PLAINS	4,120	0	5,900
PORT OF BAY CTY	4,120	0	5,900
DRAIN 1	4,120	0	5,900
C & R	4,120	0	5,900

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
COUNTY	12,550	0	16,590
NAV #1	3,680	0	4,380
TIDEHAVEN ISD	8,430	0	10,690
DRAIN 3	3,680	0	4,380
SEAWALL	3,680	0	4,380
COASTAL PLAINS	12,550	0	16,590
HOSPITAL	12,550	0	16,590
PORT OF BAY CTY	8,870	0	12,210
DRAIN 2	4,750	0	6,310
C & R	8,870	0	12,210
BAY CTY ISD I&S	4,120	0	5,900
BAY CTY ISD M&O	4,120	0	5,900
DRAIN 1	4,120	0	5,900

