

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

KROUSE JOAN LOUISE
2816 HAZELWOOD AVE
FORT WAYNE IN 46805-2402



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: 31890 804
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	20	20	Lease: 10076 Type: REAL Owner #: 31890
NAV #1	10	10	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	10	10	HUGOTON OPERATING CO
TIDEHAVEN ISD	20	20	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	20	20	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	10	10	
COUNTY	20	20	.000057 Royalty Interest
C & R	10	10	Category: G1
HOSPITAL	20	20	Railroad #: 9803
HB1984: The Appraised value of \$20 in 2023 as compared to \$60 in 2018 is a 66.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	20	0	20
NAV #1	10	0	10
PORT OF BAY CTY	10	0	10
TIDEHAVEN ISD	20	0	20
DRAIN 4	20	0	20
SEAWALL	10	0	10
COUNTY	20	0	20
C & R	10	0	10
HOSPITAL	20	0	20

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	1,730	2,390	Lease: 10502 Type: REAL Owner #: 31890
HOSPITAL	1,730	2,390	Legal: BLESSING UNIT #3 WELL #1
TIDEHAVEN ISD	1,730	2,390	GTG OPERATING LLC
COASTAL PLAINS	1,730	2,390	AB 448 WILHELM FUNCK
NAV #1	1,730	2,390	RRC 213313
DRAIN 4	1,730	2,390	
SEAWALL	1,730	2,390	.002278 Royalty Interest
HB1984: The Appraised value of \$2,390 in 2023 as compared to \$2,450 in 2018 is a 2.45% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,730	0	2,390
HOSPITAL	1,730	0	2,390
TIDEHAVEN ISD	1,730	0	2,390
COASTAL PLAINS	1,730	0	2,390
NAV #1	1,730	0	2,390
DRAIN 4	1,730	0	2,390
SEAWALL	1,730	0	2,390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	360	660	Lease: 10675 Type: REAL Owner #: 31890
HOSPITAL	360	660	Legal: BLESSING UNIT #3 WELL #3
COASTAL PLAINS	360	660	GTG OPERATING LLC
DRAIN 4	360	660	AB 458 SPARKS S F
PORT OF BAY CTY	360	660	RRC 244598
C & R	360	660	
TIDEHAVEN ISD	360	660	.002278 Royalty Interest
HB1984: The Appraised value of \$660 in 2023 as compared to \$920 in 2018 is a 28.26% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	360	0	660
HOSPITAL	360	0	660
COASTAL PLAINS	360	0	660
DRAIN 4	360	0	660
PORT OF BAY CTY	360	0	660
C & R	360	0	660
TIDEHAVEN ISD	360	0	660

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COASTAL PLAINS	2,110	0	3,070		
NAV #1	1,740	0	2,400		
PORT OF BAY CTY	370	0	670		
TIDEHAVEN ISD	2,110	0	3,070		
DRAIN 4	2,110	0	3,070		
SEAWALL	1,740	0	2,400		
COUNTY	2,110	0	3,070		
C & R	370	0	670		
HOSPITAL	2,110	0	3,070		