

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 ONA LEA
PO BOX 275
BLESSING TX 77419-0275



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: 44280 1154
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	440	440	Lease: 10076 Type: REAL Owner #: 44280
NAV #1	270	270	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	170	170	HUGOTON OPERATING CO
TIDEHAVEN ISD	440	440	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	440	440	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	270	270	
COUNTY	440	440	.001096 Royalty Interest
C & R	170	170	Category: G1
HOSPITAL	440	440	Railroad #: 9803
HB1984: The Appraised value of \$440 in 2023 as compared to \$1,120 in 2018 is a 60.71% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	440	0	440
NAV #1	270	0	270
PORT OF BAY CTY	170	0	170
TIDEHAVEN ISD	440	0	440
DRAIN 4	440	0	440
SEAWALL	270	0	270
COUNTY	440	0	440
C & R	170	0	170
HOSPITAL	440	0	440

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	470	560	Lease: 10412 Type: REAL Owner #: 44280
HOSPITAL	470	560	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	470	560	KEBO OIL & GAS INC
COASTAL PLAINS	470	560	AB 208 H&GN RR CO
NAV #1	470	560	RRC 26169
DRAIN 4	470	560	
SEAWALL	470	560	.002435 Royalty Interest
HB1984: The Appraised value of \$560 in 2023 as compared to \$200 in 2018 is a 180.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	470	0	560
HOSPITAL	470	0	560
TIDEHAVEN ISD	470	0	560
COASTAL PLAINS	470	0	560
NAV #1	470	0	560
DRAIN 4	470	0	560
SEAWALL	470	0	560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		10	Lease: 10413 Type: REAL Owner #: 44280
HOSPITAL		10	Legal: BLESSING UNIT W#1
TIDEHAVEN ISD		10	GTG OPERATING LLC
COASTAL PLAINS		10	AB 448 W FUNCK
NAV #1		10	RRC 204742
DRAIN 4		10	
SEAWALL		10	.002435 Royalty Interest
HB1984: The Appraised value of \$10 in 2023 as compared to \$550 in 2018 is a 98.18% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	10
HOSPITAL	0	0	10
TIDEHAVEN ISD	0	0	10
COASTAL PLAINS	0	0	10
NAV #1	0	0	10
DRAIN 4	0	0	10
SEAWALL	0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	860	1,230	Lease: 10574 Type: REAL Owner #: 44280
HOSPITAL	860	1,230	Legal: NEVADA BLESSING UNIT #1
TIDEHAVEN ISD	860	1,230	GTG OPERATING LLC
COASTAL PLAINS	860	1,230	AB 458 S F SPARKS
PORT OF BAY CTY	860	1,230	RRC 225941
DRAIN 4	860	1,230	
C & R	860	1,230	.001129 Royalty Interest
HB1984: The Appraised value of \$1,230 in 2023 as compared to \$2,250 in 2018 is a 45.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	860	0	1,230
HOSPITAL	860	0	1,230
TIDEHAVEN ISD	860	0	1,230
COASTAL PLAINS	860	0	1,230
PORT OF BAY CTY	860	0	1,230
DRAIN 4	860	0	1,230
C & R	860	0	1,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	310	490	Lease: 10695 Type: REAL Owner #: 44280
HOSPITAL	310	490	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	310	490	ARCADIA OPERATING
COASTAL PLAINS	310	490	AB 93 J TILLEY
PORT OF BAY CTY	310	490	RRC 247837
DRAIN 2	310	490	
C & R	310	490	.001989 Royalty Interest
HB1984: The Appraised value of \$490 in 2023 as compared to \$600 in 2018 is a 18.33% decrease.			Category: G1
			Railroad #: 247837
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	310	0	490
HOSPITAL	310	0	490
TIDEHAVEN ISD	310	0	490
COASTAL PLAINS	310	0	490
PORT OF BAY CTY	310	0	490
DRAIN 2	310	0	490
C & R	310	0	490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	110	70	Lease: 10811 Type: REAL Owner #: 44280
HOSPITAL	110	70	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	110	70	KEBO OIL & GAS INC.
COASTAL PLAINS	110	70	AB 103 WILLIAMS, G J
PORT OF BAY CTY	110	70	RRC# 278352
DRAIN 2	110	70	
C & R	110	70	.000544 Royalty Interest
HB1984: The Appraised value of \$70 in 2023 as compared to \$60 in 2018 is a 16.67% increase.			Category: G1
			Railroad #: 278352
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	110	0	70
HOSPITAL	110	0	70
TIDEHAVEN ISD	110	0	70
COASTAL PLAINS	110	0	70
PORT OF BAY CTY	110	0	70
DRAIN 2	110	0	70
C & R	110	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	230	90	Lease: 10817 Type: REAL Owner #: 44280
HOSPITAL	230	90	Legal: PECAN UNIT #2
TIDEHAVEN ISD	230	90	KEBO OIL & GAS
COASTAL PLAINS	230	90	AB 103 WILLIAMS, G J
PORT OF BAY CTY	230	90	RRC# 279574
DRAIN 2	230	90	
C & R	230	90	.000544 Royalty Interest
HB1984: The Appraised value of \$90 in 2023 as compared to \$80 in 2018 is a 12.50% increase.			Category: G1
			Railroad #: 279574
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	230	0	90
HOSPITAL	230	0	90
TIDEHAVEN ISD	230	0	90
COASTAL PLAINS	230	0	90
PORT OF BAY CTY	230	0	90
DRAIN 2	230	0	90
C & R	230	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	290	230	Lease: 10821 Type: REAL	Owner #: 44280	
HOSPITAL	290	230	Legal: BLESSING (F-14)		
PALACIOS ISD	290	230	SUE-ANN OPERATING		
COASTAL PLAINS	290	230	AB 202 HOLMES E L		
NAV #1	290	230	P# 796813		
DRAIN 3	290	230			
SEAWALL	290	230	.000465 Royalty Interest		
			Category: G1		
			Railroad #: 27359		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	290	0	230		
HOSPITAL	290	0	230		
PALACIOS ISD	290	0	230		
COASTAL PLAINS	290	0	230		
NAV #1	290	0	230		
DRAIN 3	290	0	230		
SEAWALL	290	0	230		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	1,450	1,930	Lease: 10831 Type: REAL	Owner #: 44280	
HOSPITAL	1,450	1,930	Legal: HEFFELFINGER "A" W#1		
TIDEHAVEN ISD	1,450	1,930	KEBO OIL & GAS, INC.		
COASTAL PLAINS	1,450	1,930	AB 93 TILLEY J		
PORT OF BAY CTY	1,450	1,930	RRC 282603		
DRAIN 2	1,450	1,930			
C & R	1,450	1,930	.003380 Royalty Interest		
			Category: G1		
			Railroad #: 282603		
HB1984: The Appraised value of \$1,930 in 2023 as compared to \$4,780 in 2018 is a 59.62% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,450	0	1,930		
HOSPITAL	1,450	0	1,930		
TIDEHAVEN ISD	1,450	0	1,930		
COASTAL PLAINS	1,450	0	1,930		
PORT OF BAY CTY	1,450	0	1,930		
DRAIN 2	1,450	0	1,930		
C & R	1,450	0	1,930		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	12,830	24,360	Lease: 10856 Type: REAL	Owner #: 44280	
HOSPITAL	12,830	24,360	Legal: GREEN W#1		
PALACIOS ISD	12,830	24,360	HILCORP ENERGY COMP		
COASTAL PLAINS	12,830	24,360	AB 145 DEMOSS L		
NAV #1	12,830	24,360	RRC# 288489		
DRAIN 3	12,830	24,360			
SEAWALL	12,830	24,360	.000471 Royalty Interest		
			Category: G1		
			Railroad #: 288489		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	12,830	0	24,360		
HOSPITAL	12,830	0	24,360		
PALACIOS ISD	12,830	0	24,360		
COASTAL PLAINS	12,830	0	24,360		
NAV #1	12,830	0	24,360		
DRAIN 3	12,830	0	24,360		
SEAWALL	12,830	0	24,360		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		9,390	14,410	Lease: 10866	Type: REAL	Owner #: 44280
HOSPITAL		9,390	14,410	Legal: GREEN W#2		
PALACIOS ISD		9,390	14,410	HILCORP ENERGY		
COASTAL PLAINS		9,390	14,410	AB 145 DEMOSS L		
NAV #1		9,390	14,410	RRC# 289857		
DRAIN 3		9,390	14,410			
SEAWALL		9,390	14,410			
No 2018 Hist						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		9,390	0	14,410		
HOSPITAL		9,390	0	14,410		
PALACIOS ISD		9,390	0	14,410		
COASTAL PLAINS		9,390	0	14,410		
NAV #1		9,390	0	14,410		
DRAIN 3		9,390	0	14,410		
SEAWALL		9,390	0	14,410		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COASTAL PLAINS	26,380	0	43,820		
NAV #1	23,250	0	39,840		
PORT OF BAY CTY	3,130	0	3,980		
TIDEHAVEN ISD	3,870	0	4,820		
DRAIN 4	1,770	0	2,240		
SEAWALL	23,250	0	39,840		
COUNTY	26,380	0	43,820		
C & R	3,130	0	3,980		
HOSPITAL	26,380	0	43,820		
DRAIN 2	2,100	0	2,580		
PALACIOS ISD	22,510	0	39,000		
DRAIN 3	22,510	0	39,000		

