

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

ISENSE ROBERTA G
2820 BROOKWOOD TER
MINNEAPOLIS MN 55410-2412



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: 28512 723
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	130	130	Lease: 10076 Type: REAL Owner #: 28512
NAV #1	80	80	Legal: BLESSING F-3 UNIT
PORT OF BAY CTY	50	50	HUGOTON OPERATING CO
TIDEHAVEN ISD	130	130	AB 65 GW NEXSEN, AB 540 PIERCE
DRAIN 4	130	130	AB 562 SMITH, AB 208 & 209 H&G
SEAWALL	80	80	
COUNTY	130	130	.000331 Royalty Interest
C & R	50	50	Category: G1
HOSPITAL	130	130	Railroad #: 9803
HB1984: The Appraised value of \$130 in 2023 as compared to \$340 in 2018 is a 61.76% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS	130	0	130
NAV #1	80	0	80
PORT OF BAY CTY	50	0	50
TIDEHAVEN ISD	130	0	130
DRAIN 4	130	0	130
SEAWALL	80	0	80
COUNTY	130	0	130
C & R	50	0	50
HOSPITAL	130	0	130

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	140	170	Lease: 10412 Type: REAL Owner #: 28512
HOSPITAL	140	170	Legal: PIERCE ESTATE W#1
TIDEHAVEN ISD	140	170	KEBO OIL & GAS INC
COASTAL PLAINS	140	170	AB 208 H&GN RR CO
NAV #1	140	170	RRC 26169
DRAIN 4	140	170	
SEAWALL	140	170	.000731 Royalty Interest
HB1984: The Appraised value of \$170 in 2023 as compared to \$60 in 2018 is a 183.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	140	0	170
HOSPITAL	140	0	170
TIDEHAVEN ISD	140	0	170
COASTAL PLAINS	140	0	170
NAV #1	140	0	170
DRAIN 4	140	0	170
SEAWALL	140	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	260	370	Lease: 10574 Type: REAL Owner #: 28512
HOSPITAL	260	370	Legal: NEVADA BLESSING UNIT #1
TIDEHAVEN ISD	260	370	GTG OPERATING LLC
COASTAL PLAINS	260	370	AB 458 S F SPARKS
PORT OF BAY CTY	260	370	RRC 225941
DRAIN 4	260	370	
C & R	260	370	.000339 Royalty Interest
HB1984: The Appraised value of \$370 in 2023 as compared to \$680 in 2018 is a 45.59% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	260	0	370
HOSPITAL	260	0	370
TIDEHAVEN ISD	260	0	370
COASTAL PLAINS	260	0	370
PORT OF BAY CTY	260	0	370
DRAIN 4	260	0	370
C & R	260	0	370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	120	240	Lease: 10693 Type: REAL Owner #: 28512
HOSPITAL	120	240	Legal: SAHA-PETERSEN GU W3
TIDEHAVEN ISD	120	240	SQUARE MILE ENERGY
COASTAL PLAINS	120	240	AB 103 WILLIAMS G J
PORT OF BAY CTY	120	240	RRC 246621
DRAIN 2	120	240	
C & R	120	240	.000115 Royalty Interest
HB1984: The Appraised value of \$240 in 2023 as compared to \$250 in 2018 is a 4.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	120	0	240
HOSPITAL	120	0	240
TIDEHAVEN ISD	120	0	240
COASTAL PLAINS	120	0	240
PORT OF BAY CTY	120	0	240
DRAIN 2	120	0	240
C & R	120	0	240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	90	150	Lease: 10695 Type: REAL Owner #: 28512
HOSPITAL	90	150	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	90	150	ARCADIA OPERATING
COASTAL PLAINS	90	150	AB 93 J TILLEY
PORT OF BAY CTY	90	150	RRC 247837
DRAIN 2	90	150	
C & R	90	150	.000597 Royalty Interest
HB1984: The Appraised value of \$150 in 2023 as compared to \$180 in 2018 is a 16.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	90	0	150
HOSPITAL	90	0	150
TIDEHAVEN ISD	90	0	150
COASTAL PLAINS	90	0	150
PORT OF BAY CTY	90	0	150
DRAIN 2	90	0	150
C & R	90	0	150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	30	20	Lease: 10811 Type: REAL Owner #: 28512
HOSPITAL	30	20	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	30	20	KEBO OIL & GAS INC.
COASTAL PLAINS	30	20	AB 103 WILLIAMS, G J
PORT OF BAY CTY	30	20	RRC# 278352
DRAIN 2	30	20	
C & R	30	20	.000163 Royalty Interest
HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	30	0	20
HOSPITAL	30	0	20
TIDEHAVEN ISD	30	0	20
COASTAL PLAINS	30	0	20
PORT OF BAY CTY	30	0	20
DRAIN 2	30	0	20
C & R	30	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	70	30	Lease: 10817 Type: REAL Owner #: 28512
HOSPITAL	70	30	Legal: PECAN UNIT #2
TIDEHAVEN ISD	70	30	KEBO OIL & GAS
COASTAL PLAINS	70	30	AB 103 WILLIAMS, G J
PORT OF BAY CTY	70	30	RRC# 279574
DRAIN 2	70	30	
C & R	70	30	.000163 Royalty Interest
HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	70	0	30
HOSPITAL	70	0	30
TIDEHAVEN ISD	70	0	30
COASTAL PLAINS	70	0	30
PORT OF BAY CTY	70	0	30
DRAIN 2	70	0	30
C & R	70	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	90	70	Lease: 10821 Type: REAL	Owner #: 28512	
HOSPITAL	90	70	Legal: BLESSING (F-14)		
PALACIOS ISD	90	70	SUE-ANN OPERATING		
COASTAL PLAINS	90	70	AB 202 HOLMES E L		
NAV #1	90	70	P# 796813		
DRAIN 3	90	70			
SEAWALL	90	70			
No 2018 Hist			.000141 Royalty Interest		
			Category: G1		
			Railroad #: 27359		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	90	0	70		
HOSPITAL	90	0	70		
PALACIOS ISD	90	0	70		
COASTAL PLAINS	90	0	70		
NAV #1	90	0	70		
DRAIN 3	90	0	70		
SEAWALL	90	0	70		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	430	580	Lease: 10831 Type: REAL	Owner #: 28512	
HOSPITAL	430	580	Legal: HEFFELFINGER "A" W#1		
TIDEHAVEN ISD	430	580	KEBO OIL & GAS, INC.		
COASTAL PLAINS	430	580	AB 93 TILLEY J		
PORT OF BAY CTY	430	580	RRC 282603		
DRAIN 2	430	580			
C & R	430	580			
HB1984: The Appraised value of \$580 in 2023 as compared to \$1,430 in 2018 is a 59.44% decrease.			.001014 Royalty Interest		
			Category: G1		
			Railroad #: 282603		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	430	0	580		
HOSPITAL	430	0	580		
TIDEHAVEN ISD	430	0	580		
COASTAL PLAINS	430	0	580		
PORT OF BAY CTY	430	0	580		
DRAIN 2	430	0	580		
C & R	430	0	580		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	3,840	7,290	Lease: 10856 Type: REAL	Owner #: 28512	
HOSPITAL	3,840	7,290	Legal: GREEN W#1		
PALACIOS ISD	3,840	7,290	HILCORP ENERGY COMP		
COASTAL PLAINS	3,840	7,290	AB 145 DEMOSS L		
NAV #1	3,840	7,290	RRC# 288489		
DRAIN 3	3,840	7,290			
SEAWALL	3,840	7,290			
No 2018 Hist			.000141 Royalty Interest		
			Category: G1		
			Railroad #: 288489		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	3,840	0	7,290		
HOSPITAL	3,840	0	7,290		
PALACIOS ISD	3,840	0	7,290		
COASTAL PLAINS	3,840	0	7,290		
NAV #1	3,840	0	7,290		
DRAIN 3	3,840	0	7,290		
SEAWALL	3,840	0	7,290		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY		2,810	4,310	Lease: 10866 Type: REAL Owner #: 28512		
HOSPITAL		2,810	4,310	Legal: GREEN W#2		
PALACIOS ISD		2,810	4,310	HILCORP ENERGY		
COASTAL PLAINS		2,810	4,310	AB 145 DEMOSS L		
NAV #1		2,810	4,310	RRC# 289857		
DRAIN 3		2,810	4,310			
SEAWALL		2,810	4,310	.000141 Royalty Interest		
				Category: G1		
				Railroad #: 289857		
No 2018 Hist						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY		2,810	0	4,310		
HOSPITAL		2,810	0	4,310		
PALACIOS ISD		2,810	0	4,310		
COASTAL PLAINS		2,810	0	4,310		
NAV #1		2,810	0	4,310		
DRAIN 3		2,810	0	4,310		
SEAWALL		2,810	0	4,310		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COASTAL PLAINS	8,010	0	13,360		
NAV #1	6,960	0	11,920		
PORT OF BAY CTY	1,050	0	1,440		
TIDEHAVEN ISD	1,270	0	1,690		
DRAIN 4	530	0	670		
SEAWALL	6,960	0	11,920		
COUNTY	8,010	0	13,360		
C & R	1,050	0	1,440		
HOSPITAL	8,010	0	13,360		
DRAIN 2	740	0	1,020		
PALACIOS ISD	6,740	0	11,670		
DRAIN 3	6,740	0	11,670		

