

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

DUBOIS HELEN RUNNELLS 1963 TRU
% LERETA LLC
PO BOX 565887
DALLAS TX 75356



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: 706769 415
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	730	770	Lease: 3292 Type: REAL Owner #: 706769
NAV #1	730	770	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	730	770	ARCADIA OPERATING
DRAIN 3	730	770	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	730	770	RRC 48189
COASTAL PLAINS	730	770	Agent: 291
HOSPITAL	730	770	.002813 Royalty Interest
HB1984: The Appraised value of \$770 in 2023 as compared to \$240 in 2018 is a 220.83% increase.			Category: G1
			Railroad #: 48189
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	730	0	770
NAV #1	730	0	770
TIDEHAVEN ISD	730	0	770
DRAIN 3	730	0	770
SEAWALL	730	0	770
COASTAL PLAINS	730	0	770
HOSPITAL	730	0	770

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		70 70 70 70 70 70 70	Lease: 10242 Type: REAL Owner #: 706769 Legal: RUNNELLS GAS UNIT #3 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 181480 .001229 Royalty Interest Category: G1 Railroad #: 181480 Agent: 291
HB1984: The Appraised value of \$70 in 2023 as compared to \$30 in 2018 is a 133.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	70
COASTAL PLAINS	0	0	70
TIDEHAVEN ISD	0	0	70
DRAIN 3	0	0	70
SEAWALL	0	0	70
COUNTY	0	0	70
HOSPITAL	0	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL		10 10 10 10 10 10 10	Lease: 10304 Type: REAL Owner #: 706769 Legal: RUNNELLS GAS UNIT #7 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 189268 .001229 Royalty Interest Category: G1 Railroad #: 189268 Agent: 291
HB1984: The Appraised value of \$10 in 2023 as compared to \$60 in 2018 is a 83.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	10
COASTAL PLAINS	0	0	10
TIDEHAVEN ISD	0	0	10
DRAIN 3	0	0	10
SEAWALL	0	0	10
COUNTY	0	0	10
HOSPITAL	0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	750 750 750 750 750 750 750	1,000 1,000 1,000 1,000 1,000 1,000 1,000	Lease: 10386 Type: REAL Owner #: 706769 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102 .001229 Royalty Interest Category: G1 Railroad #: 201102 Agent: 291
HB1984: The Appraised value of \$1,000 in 2023 as compared to \$180 in 2018 is a 455.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	750	0	1,000
HOSPITAL	750	0	1,000
TIDEHAVEN ISD	750	0	1,000
COASTAL PLAINS	750	0	1,000
PORT OF BAY CTY	750	0	1,000
DRAIN 2	750	0	1,000
C & R	750	0	1,000

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	1,480	0	1,850		
NAV #1	730	0	850		
TIDEHAVEN ISD	1,480	0	1,850		
DRAIN 3	730	0	850		
SEAWALL	730	0	850		
COASTAL PLAINS	1,480	0	1,850		
HOSPITAL	1,480	0	1,850		
PORT OF BAY CTY	750	0	1,000		
DRAIN 2	750	0	1,000		
C & R	750	0	1,000		

