

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

CARTER ADELAIDE PIERCE  
30310 CIRCLE R LN  
VALLEY CENTER CA 92082-4805



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: 8920 236  
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	110	100	Lease: 1300 Type: REAL Owner #: 8920
NAV #1	110	100	Legal: FRICK, OTTO (GAS & OIL)
PALACIOS ISD	110	100	TRINIDAD ENERGY, LLC
DRAIN 3	110	100	AB 162 LEWIS GOODWIN SUR
SEAWALL	110	100	RRC 51102
COASTAL PLAINS	110	100	
HOSPITAL	110	100	.001187 Royalty Interest
HB1984: The Appraised value of \$100 in 2023 as compared to \$20 in 2018 is a 400.00% increase.			Category: G1
			Railroad #: 51102
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	110	0	100
NAV #1	110	0	100
PALACIOS ISD	110	0	100
DRAIN 3	110	0	100
SEAWALL	110	0	100
COASTAL PLAINS	110	0	100
HOSPITAL	110	0	100

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 PALACIOS ISD DRAIN 3 HOSPITAL COUNTY SEAWALL	160 160 160 160 160 160 160	30 30 30 30 30 30 30	Lease: 1610 Type: REAL Owner #: 8920 Legal: HARRISON, L S W#3 TRINIDAD ENERGY, LLC AB 168 H GRIFFITH SUR AB 166 H N GOVE SUR  .004145 Royalty Interest Category: G1 Railroad #: 158748
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)
NAV #1 COASTAL PLAINS PALACIOS ISD DRAIN 3 HOSPITAL COUNTY SEAWALL	160 160 160 160 160 160 160	0 0 0 0 0 0 0	30 30 30 30 30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COASTAL PLAINS NAV #1 PORT OF BAY CTY TIDEHAVEN ISD DRAIN 4 SEAWALL COUNTY C & R HOSPITAL	310 190 120 310 310 190 310 120 310	310 190 120 310 310 190 310 120 310	Lease: 10076 Type: REAL Owner #: 8920 Legal: BLESSING F-3 UNIT HUGOTON OPERATING CO AB 65 GW NEXSEN, AB 540 PIERCE AB 562 SMITH, AB 208 & 209 H&G  .000772 Royalty Interest Category: G1 Railroad #: 9803
HB1984: The Appraised value of \$310 in 2023 as compared to \$790 in 2018 is a 60.76% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COASTAL PLAINS NAV #1 PORT OF BAY CTY TIDEHAVEN ISD DRAIN 4 SEAWALL COUNTY C & R HOSPITAL	310 190 120 310 310 190 310 120 310	0 0 0 0 0 0 0 0 0	310 190 120 310 310 190 310 120 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	330 330 330 330 330 330 330	390 390 390 390 390 390 390	Lease: 10412 Type: REAL Owner #: 8920 Legal: PIERCE ESTATE W#1 KEBO OIL & GAS INC AB 208 H&GN RR CO RRC 26169  .001704 Royalty Interest Category: G1 Railroad #: 26169
HB1984: The Appraised value of \$390 in 2023 as compared to \$140 in 2018 is a 178.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	330 330 330 330 330 330 330	0 0 0 0 0 0 0	390 390 390 390 390 390 390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL		10 10 10 10 10 10 10	Lease: 10413 Type: REAL Owner #: 8920 Legal: BLESSING UNIT W#1 GTG OPERATING LLC AB 448 W FUNCK RRC 204742  .001705 Royalty Interest Category: G1 Railroad #: 204742
HB1984: The Appraised value of \$10 in 2023 as compared to \$380 in 2018 is a 97.37% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS NAV #1 DRAIN 4 SEAWALL	0 0 0 0 0 0 0	0 0 0 0 0 0 0	10 10 10 10 10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 4 C & R	860 860 860 860 860 860 860	1,230 1,230 1,230 1,230 1,230 1,230 1,230	Lease: 10574 Type: REAL Owner #: 8920 Legal: NEVADA BLESSING UNIT #1 GTG OPERATING LLC AB 458 S F SPARKS RRC 225941  .001129 Royalty Interest Category: G1 Railroad #: 225941
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 HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 4 C & R	860 860 860 860 860 860 860	0 0 0 0 0 0 0	1,230 1,230 1,230 1,230 1,230 1,230 1,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	550 550 550 550 550 550 550	1,090 1,090 1,090 1,090 1,090 1,090 1,090	Lease: 10693 Type: REAL Owner #: 8920 Legal: SAHA-PETERSEN GU W3 SQUARE MILE ENERGY AB 103 WILLIAMS G J RRC 246621  .000518 Royalty Interest Category: G1 Railroad #: 246621
HB1984: The Appraised value of \$1,090 in 2023 as compared to \$1,120 in 2018 is a 2.68% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	550 550 550 550 550 550 550	0 0 0 0 0 0 0	1,090 1,090 1,090 1,090 1,090 1,090 1,090

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	390	610	Lease: 10695 Type: REAL Owner #: 8920
HOSPITAL	390	610	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	390	610	ARCADIA OPERATING
COASTAL PLAINS	390	610	AB 93 J TILLEY
PORT OF BAY CTY	390	610	RRC 247837
DRAIN 2	390	610	
C & R	390	610	.002452 Royalty Interest
HB1984: The Appraised value of \$610 in 2023 as compared to \$730 in 2018 is a 16.44% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	390	0	610
HOSPITAL	390	0	610
TIDEHAVEN ISD	390	0	610
COASTAL PLAINS	390	0	610
PORT OF BAY CTY	390	0	610
DRAIN 2	390	0	610
C & R	390	0	610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	150	90	Lease: 10811 Type: REAL Owner #: 8920
HOSPITAL	150	90	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	150	90	KEBO OIL & GAS INC.
COASTAL PLAINS	150	90	AB 103 WILLIAMS, G J
PORT OF BAY CTY	150	90	RRC# 278352
DRAIN 2	150	90	
C & R	150	90	.000736 Royalty Interest
HB1984: The Appraised value of \$90 in 2023 as compared to \$70 in 2018 is a 28.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	150	0	90
HOSPITAL	150	0	90
TIDEHAVEN ISD	150	0	90
COASTAL PLAINS	150	0	90
PORT OF BAY CTY	150	0	90
DRAIN 2	150	0	90
C & R	150	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	310	120	Lease: 10817 Type: REAL Owner #: 8920
HOSPITAL	310	120	Legal: PECAN UNIT #2
TIDEHAVEN ISD	310	120	KEBO OIL & GAS
COASTAL PLAINS	310	120	AB 103 WILLIAMS, G J
PORT OF BAY CTY	310	120	RRC# 279574
DRAIN 2	310	120	
C & R	310	120	.000736 Royalty Interest
HB1984: The Appraised value of \$120 in 2023 as compared to \$100 in 2018 is a 20.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	310	0	120
HOSPITAL	310	0	120
TIDEHAVEN ISD	310	0	120
COASTAL PLAINS	310	0	120
PORT OF BAY CTY	310	0	120
DRAIN 2	310	0	120
C & R	310	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	210	160	Lease: 10821 Type: REAL	Owner #: 8920	
HOSPITAL	210	160	Legal: BLESSING (F-14)		
PALACIOS ISD	210	160	SUE-ANN OPERATING		
COASTAL PLAINS	210	160	AB 202 HOLMES E L		
NAV #1	210	160	P# 796813		
DRAIN 3	210	160			
SEAWALL	210	160	.000328 Royalty Interest		
No 2018 Hist			Category: G1		
			Railroad #: 27359		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	210	0	160		
HOSPITAL	210	0	160		
PALACIOS ISD	210	0	160		
COASTAL PLAINS	210	0	160		
NAV #1	210	0	160		
DRAIN 3	210	0	160		
SEAWALL	210	0	160		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	1,810	2,420	Lease: 10831 Type: REAL	Owner #: 8920	
HOSPITAL	1,810	2,420	Legal: HEFFELFINGER "A" W#1		
TIDEHAVEN ISD	1,810	2,420	KEBO OIL & GAS, INC.		
COASTAL PLAINS	1,810	2,420	AB 93 TILLEY J		
PORT OF BAY CTY	1,810	2,420	RRC 282603		
DRAIN 2	1,810	2,420			
C & R	1,810	2,420	.004224 Royalty Interest		
			Category: G1		
			Railroad #: 282603		
HB1984: The Appraised value of \$2,420 in 2023 as compared to \$5,970 in 2018 is a 59.46% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	1,810	0	2,420		
HOSPITAL	1,810	0	2,420		
TIDEHAVEN ISD	1,810	0	2,420		
COASTAL PLAINS	1,810	0	2,420		
PORT OF BAY CTY	1,810	0	2,420		
DRAIN 2	1,810	0	2,420		
C & R	1,810	0	2,420		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	70	100	Lease: 10850 Type: REAL	Owner #: 8920	
HOSPITAL	70	100	Legal: ROBESON W#1		
PALACIOS ISD	70	100	MAGNUM PRODUCING		
COASTAL PLAINS	70	100	AB 162 GOODWIN, L		
NAV #1	70	100	RRC# 284977		
DRAIN 3	70	100			
SEAWALL	70	100	.000298 Royalty Interest		
No 2018 Hist			Category: G1		
			Railroad #: 284977		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	70	0	100		
HOSPITAL	70	0	100		
PALACIOS ISD	70	0	100		
COASTAL PLAINS	70	0	100		
NAV #1	70	0	100		
DRAIN 3	70	0	100		
SEAWALL	70	0	100		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
COUNTY	12,830	24,360	Lease: 10856	Type: REAL	Owner #: 8920
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			
No 2018 Hist			.000471 Royalty Interest		
			Category: G1		
			Railroad #: 288489		
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	9,410	14,450	Lease: 10866	Type: REAL	Owner #: 8920
HOSPITAL	9,410	14,450	Legal: GREEN W#2		
PALACIOS ISD	9,410	14,450	HILCORP ENERGY		
COASTAL PLAINS	9,410	14,450	AB 145 DEMOSS L		
NAV #1	9,410	14,450	RRC# 289857		
DRAIN 3	9,410	14,450			
SEAWALL	9,410	14,450			
No 2018 Hist			.000472 Royalty Interest		
			Category: G1		
			Railroad #: 289857		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
COUNTY	9,410	0	14,450		
HOSPITAL	9,410	0	14,450		
PALACIOS ISD	9,410	0	14,450		
COASTAL PLAINS	9,410	0	14,450		
NAV #1	9,410	0	14,450		
DRAIN 3	9,410	0	14,450		
SEAWALL	9,410	0	14,450		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
COUNTY	27,500	0	45,470		
NAV #1	23,310	0	39,790		
PALACIOS ISD	22,790	0	39,200		
DRAIN 3	22,790	0	39,200		
SEAWALL	23,310	0	39,790		
COASTAL PLAINS	27,500	0	45,470		
HOSPITAL	27,500	0	45,470		
PORT OF BAY CTY	4,190	0	5,680		
TIDEHAVEN ISD	4,710	0	6,270		
DRAIN 4	1,500	0	1,940		
C & R	4,190	0	5,680		
DRAIN 2	3,210	0	4,330		