

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

ARMOUR STEVEN S 1987 TRUST
PO BOX 600
PIERCE TX 77467-0600



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: 704477 57
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
NAV #1	30	40	Lease: 3285 Type: REAL Owner #: 704477
COASTAL PLAINS	30	40	Legal: PIERCE ESTATES
TIDEHAVEN ISD	30	40	KRISTEN OIL & GAS
DRAIN 3	30	40	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	30	40	RRC 51155
COUNTY	30	40	
HOSPITAL	30	40	
HB1984: The Appraised value of \$40 in 2023 as compared to \$1,360 in 2018 is a 97.06% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	30	0	40
COASTAL PLAINS	30	0	40
TIDEHAVEN ISD	30	0	40
DRAIN 3	30	0	40
SEAWALL	30	0	40
COUNTY	30	0	40
HOSPITAL	30	0	40

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	2,190	2,320	Lease: 3292 Type: REAL Owner #: 704477
NAV #1	2,190	2,320	Legal: PIERCE ESTATE OIL & GAS INTS.
TIDEHAVEN ISD	2,190	2,320	ARCADIA OPERATING
DRAIN 3	2,190	2,320	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	2,190	2,320	RRC 48189
COASTAL PLAINS	2,190	2,320	
HOSPITAL	2,190	2,320	.008463 Royalty Interest
HB1984: The Appraised value of \$2,320 in 2023 as compared to \$710 in 2018 is a 226.76% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,190	0	2,320
NAV #1	2,190	0	2,320
TIDEHAVEN ISD	2,190	0	2,320
DRAIN 3	2,190	0	2,320
SEAWALL	2,190	0	2,320
COASTAL PLAINS	2,190	0	2,320
HOSPITAL	2,190	0	2,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		260	Lease: 10242 Type: REAL Owner #: 704477
COASTAL PLAINS		260	Legal: RUNNELLS GAS UNIT #3
TIDEHAVEN ISD		260	ARCADIA OPERATING
DRAIN 3		260	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		260	RRC 181480
COUNTY		260	
HOSPITAL		260	.004616 Royalty Interest
HB1984: The Appraised value of \$260 in 2023 as compared to \$120 in 2018 is a 116.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	260
COASTAL PLAINS	0	0	260
TIDEHAVEN ISD	0	0	260
DRAIN 3	0	0	260
SEAWALL	0	0	260
COUNTY	0	0	260
HOSPITAL	0	0	260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		30	Lease: 10304 Type: REAL Owner #: 704477
COASTAL PLAINS		30	Legal: RUNNELLS GAS UNIT #7
TIDEHAVEN ISD		30	ARCADIA OPERATING
DRAIN 3		30	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		30	RRC 189268
COUNTY		30	
HOSPITAL		30	.004616 Royalty Interest
HB1984: The Appraised value of \$30 in 2023 as compared to \$230 in 2018 is a 86.96% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	30
COASTAL PLAINS	0	0	30
TIDEHAVEN ISD	0	0	30
DRAIN 3	0	0	30
SEAWALL	0	0	30
COUNTY	0	0	30
HOSPITAL	0	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,830	3,750	Lease: 10386 Type: REAL Owner #: 704477
HOSPITAL	2,830	3,750	Legal: RUNNELLS GAS UNIT #8
TIDEHAVEN ISD	2,830	3,750	ARCADIA OPERATING
COASTAL PLAINS	2,830	3,750	AB 18 CHRISTOPHER COX SUR
PORT OF BAY CTY	2,830	3,750	RRC 201102
DRAIN 2	2,830	3,750	
C & R	2,830	3,750	.004616 Royalty Interest
HB1984: The Appraised value of \$3,750 in 2023 as compared to \$660 in 2018 is a 468.18% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,830	0	3,750
HOSPITAL	2,830	0	3,750
TIDEHAVEN ISD	2,830	0	3,750
COASTAL PLAINS	2,830	0	3,750
PORT OF BAY CTY	2,830	0	3,750
DRAIN 2	2,830	0	3,750
C & R	2,830	0	3,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,450	3,510	Lease: 10820 Type: REAL Owner #: 704477
HOSPITAL	2,450	3,510	Legal: DUNCAN W#1
BAY CTY ISD I&S	2,450	3,510	HOWARD EXPLORATION
BAY CTY ISD M&O	2,450	3,510	AB 348 LARCHE SA
COASTAL PLAINS	2,450	3,510	P# 817963
PORT OF BAY CTY	2,450	3,510	
DRAIN 1	2,450	3,510	.005208 Royalty Interest
C & R	2,450	3,510	Category: G1
HB1984: The Appraised value of \$3,510 in 2023 as compared to \$5,290 in 2018 is a 33.65% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,450	0	3,510
HOSPITAL	2,450	0	3,510
BAY CTY ISD I&S	2,450	0	3,510
BAY CTY ISD M&O	2,450	0	3,510
COASTAL PLAINS	2,450	0	3,510
PORT OF BAY CTY	2,450	0	3,510
DRAIN 1	2,450	0	3,510
C & R	2,450	0	3,510

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
NAV #1	2,220	0	2,650		
COASTAL PLAINS	7,500	0	9,910		
TIDEHAVEN ISD	5,050	0	6,400		
DRAIN 3	2,220	0	2,650		
SEAWALL	2,220	0	2,650		
COUNTY	7,500	0	9,910		
HOSPITAL	7,500	0	9,910		
PORT OF BAY CTY	5,280	0	7,260		
DRAIN 2	2,830	0	3,750		
C & R	5,280	0	7,260		
BAY CTY ISD I&S	2,450	0	3,510		
BAY CTY ISD M&O	2,450	0	3,510		
DRAIN 1	2,450	0	3,510		

