

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

OAK ENERGY LLC  
% KE ANDREWS & COMPANY  
2424 RIDGE ROAD  
ROCKWALL TX 75087



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: 711438 1071  
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
PORT OF BAY CTY	7,810	7,980	Lease: 453 Type: REAL Owner #: 711438
C & R	7,810	7,980	Legal: BOULDIN, FLORENCE V
VAN VLK ISD I&S	7,810	7,980	OAK ENERGY LLC
VAN VLK ISD M&O	7,810	7,980	AB 40 FREEMAN GEORGE SUR
DRAIN 1	7,810	7,980	RRC 50817
COASTAL PLAINS	7,810	7,980	Agent: 040
COUNTY	7,810	7,980	.854167 Working Interest
HOSPITAL	7,810	7,980	Category: G1
HB1984: The Appraised value of \$7,980 in 2023 as compared to \$6,920 in 2018 is a 15.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	7,810	0	7,980
C & R	7,810	0	7,980
VAN VLK ISD I&S	7,810	0	7,980
VAN VLK ISD M&O	7,810	0	7,980
DRAIN 1	7,810	0	7,980
COASTAL PLAINS	7,810	0	7,980
COUNTY	7,810	0	7,980
HOSPITAL	7,810	0	7,980

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
PORT OF BAY CTY	12,550	12,210	Lease: 455 Type: REAL Owner #: 711438
C & R	12,550	12,210	Legal: BOULDIN, FLORENCE V -B- W#2&3
VAN VLK ISD I&S	12,550	12,210	OAK ENERGY LLC
VAN VLK ISD M&O	12,550	12,210	AB 40 F GEORGE SUR
DRAIN 1	12,550	12,210	RRC 9880
COASTAL PLAINS	12,550	12,210	
COUNTY	12,550	12,210	.854167 Working Interest Agent: 040
HOSPITAL	12,550	12,210	Category: G1
HB1984: The Appraised value of \$12,210 in 2023 as compared to \$11,870 in 2018 is a 2.86% increase.			Railroad #: 9880
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	12,550	0	12,210
C & R	12,550	0	12,210
VAN VLK ISD I&S	12,550	0	12,210
VAN VLK ISD M&O	12,550	0	12,210
DRAIN 1	12,550	0	12,210
COASTAL PLAINS	12,550	0	12,210
COUNTY	12,550	0	12,210
HOSPITAL	12,550	0	12,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
PORT OF BAY CTY	9,310	43,140	Lease: 1420 Type: REAL Owner #: 711438
C & R	9,310	43,140	Legal: GRANT, JOHN F WELL #1 & #3
VAN VLK ISD I&S	9,310	43,140	OAK ENERGY LLC
VAN VLK ISD M&O	9,310	43,140	AB 81 & 13 RAWLS & BURNETT
DRAIN 1	9,310	43,140	RRC 8145
COASTAL PLAINS	9,310	43,140	
COUNTY	9,310	43,140	.750000 Working Interest Agent: 040
HOSPITAL	9,310	43,140	Category: G1
HB1984: The Appraised value of \$43,140 in 2023 as compared to \$9,080 in 2018 is a 375.11% increase.			Railroad #: 8145
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	9,310	0	43,140
C & R	9,310	0	43,140
VAN VLK ISD I&S	9,310	0	43,140
VAN VLK ISD M&O	9,310	0	43,140
DRAIN 1	9,310	0	43,140
COASTAL PLAINS	9,310	0	43,140
COUNTY	9,310	0	43,140
HOSPITAL	9,310	0	43,140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	12,550	12,120	Lease: 10738 Type: REAL Owner #: 711438
HOSPITAL	12,550	12,120	Legal: BOULDIN, FV -B- W #3
VAN VLK ISD I&S	12,550	12,120	OAK ENERGY LLC
VAN VLK ISD M&O	12,550	12,120	AB 13 BURNETT & SOJOURNER
COASTAL PLAINS	12,550	12,120	RRC #25578
PORT OF BAY CTY	12,550	12,120	
DRAIN 1	12,550	12,120	.854167 Working Interest Agent: 040
C & R	12,550	12,120	Category: G1
HB1984: The Appraised value of \$12,120 in 2023 as compared to \$11,870 in 2018 is a 2.11% increase.			Railroad #: 25578
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	12,550	0	12,120
HOSPITAL	12,550	0	12,120
VAN VLK ISD I&S	12,550	0	12,120
VAN VLK ISD M&O	12,550	0	12,120
COASTAL PLAINS	12,550	0	12,120
PORT OF BAY CTY	12,550	0	12,120
DRAIN 1	12,550	0	12,120
C & R	12,550	0	12,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	7,320	7,130	Lease: 10787 Type: REAL Owner #: 711438
HOSPITAL	7,320	7,130	Legal: GRANT JOHN F W#1
VAN VLK ISD I&S	7,320	7,130	OAK ENERGY LLC
VAN VLK ISD M&O	7,320	7,130	AB 13 BURNETT & SOJOURNER #29
COASTAL PLAINS	7,320	7,130	RRC 216869
PORT OF BAY CTY	7,320	7,130	
DRAIN 1	7,320	7,130	.750000 Working Interest
C & R	7,320	7,130	Category: G1
HB1984: The Appraised value of \$7,130 in 2023 as compared to \$7,470 in 2018 is a 4.55% decrease.			Railroad #: 216869
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	7,320	0	7,130
HOSPITAL	7,320	0	7,130
VAN VLK ISD I&S	7,320	0	7,130
VAN VLK ISD M&O	7,320	0	7,130
COASTAL PLAINS	7,320	0	7,130
PORT OF BAY CTY	7,320	0	7,130
DRAIN 1	7,320	0	7,130
C & R	7,320	0	7,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,730	2,730	Lease: 10814 Type: REAL Owner #: 711438
HOSPITAL	2,730	2,730	Legal: BRAMAN -C- #1
VAN VLK ISD I&S	2,730	2,730	OAK ENERGY LLC
VAN VLK ISD M&O	2,730	2,730	RRC# 8147
COASTAL PLAINS	2,730	2,730	
PORT OF BAY CTY	2,730	2,730	
DRAIN 1	2,730	2,730	.800000 Working Interest
C & R	2,730	2,730	Category: G1
HB1984: The Appraised value of \$2,730 in 2023 as compared to \$5,580 in 2018 is a 51.08% decrease.			Railroad #: 8147
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,730	0	2,730
HOSPITAL	2,730	0	2,730
VAN VLK ISD I&S	2,730	0	2,730
VAN VLK ISD M&O	2,730	0	2,730
COASTAL PLAINS	2,730	0	2,730
PORT OF BAY CTY	2,730	0	2,730
DRAIN 1	2,730	0	2,730
C & R	2,730	0	2,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		7,810	Lease: 10843 Type: REAL Owner #: 711438
HOSPITAL		7,810	Legal: BRAMAN -C-
VAN VLK ISD I&S		7,810	OAK ENERGY LLC
VAN VLK ISD M&O		7,810	AB 81 RAWLS A
COASTAL PLAINS		7,810	RRC# 8154
PORT OF BAY CTY		7,810	
DRAIN 1		7,810	.800000 Working Interest
C & R		7,810	Category: G1
No 2018 Hist			Railroad #: 8154
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	7,810
HOSPITAL	0	0	7,810
VAN VLK ISD I&S	0	0	7,810
VAN VLK ISD M&O	0	0	7,810
COASTAL PLAINS	0	0	7,810
PORT OF BAY CTY	0	0	7,810
DRAIN 1	0	0	7,810
C & R	0	0	7,810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	13,880	12,400	Lease: 10852 Type: REAL Owner #: 711438
HOSPITAL	13,880	12,400	Legal: THOMASSON, SADIE E.
VAN VLK ISD I&S	13,880	12,400	OAK ENERGY LLC
VAN VLK ISD M&O	13,880	12,400	AB 13 BURNETT & SOUJOURNER #29
COASTAL PLAINS	13,880	12,400	RRC# 27480
PORT OF BAY CTY	13,880	12,400	
DRAIN 1	13,880	12,400	.750000 Working Interest Agent: 040
C & R	13,880	12,400	Category: G1
No 2018 Hist			Railroad #: 27480
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	13,880	0	12,400
HOSPITAL	13,880	0	12,400
VAN VLK ISD I&S	13,880	0	12,400
VAN VLK ISD M&O	13,880	0	12,400
COASTAL PLAINS	13,880	0	12,400
PORT OF BAY CTY	13,880	0	12,400
DRAIN 1	13,880	0	12,400
C & R	13,880	0	12,400

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
PORT OF BAY CTY	66,150	0	105,520
C & R	66,150	0	105,520
VAN VLK ISD I&S	66,150	0	105,520
VAN VLK ISD M&O	66,150	0	105,520
DRAIN 1	66,150	0	105,520
COASTAL PLAINS	66,150	0	105,520
COUNTY	66,150	0	105,520
HOSPITAL	66,150	0	105,520