

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

MORNINGCREST HEALTHCARE
FOUNDATION INC
7030 S YALE AVE STE 600
TULSA OK 74136-5749



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: 711352 1011
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 G		130	Lease: 10242 Type: REAL Owner #: 711352
COASTAL PLAINS		130	Legal: RUNNELLS GAS UNIT #3
TIDEHAVEN ISD		130	ARCADIA OPERATING
DRAIN 3 G		130	AB 16 NICHOLAS CLOPPER SUR
SEAWALL G		130	RRC 181480
COUNTY		130	
HOSPITAL		130	.002368 Royalty Interest
Exemptions : G=LESS THAN \$500 MIN INT			Category: G1
HB1984: The Appraised value of \$130 in 2023			Railroad #: 181480
as compared to \$60 in 2018 is a 116.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	130	0
COASTAL PLAINS	0	0	130
TIDEHAVEN ISD	0	0	130
DRAIN 3	0	130	0
SEAWALL	0	130	0
COUNTY	0	0	130
HOSPITAL	0	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
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	G	20 20 20 20 20 20 20	Lease: 10304 Type: REAL Owner #: 711352 Legal: RUNNELLS GAS UNIT #7 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 189268 .002367 Royalty Interest Category: G1 Railroad #: 189268
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2023 as compared to \$120 in 2018 is a 83.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL	0 0 0 0 0 0 0	20 0 0 20 20 0 0	0 20 20 0 0 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	1,450 1,450 1,450 1,450 1,450 1,450 1,450	1,930 1,930 1,930 1,930 1,930 1,930 1,930	Lease: 10386 Type: REAL Owner #: 711352 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102 .002368 Royalty Interest Category: G1 Railroad #: 201102
HB1984: The Appraised value of \$1,930 in 2023 as compared to \$340 in 2018 is a 467.65% increase.			
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	1,450 1,450 1,450 1,450 1,450 1,450 1,450	0 0 0 0 0 0 0	1,930 1,930 1,930 1,930 1,930 1,930 1,930

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL PORT OF BAY CTY DRAIN 2 C & R	0 1,450 1,450 0 0 1,450 1,450 1,450 1,450 1,450	150 0 0 150 150 0 0 0 0 0	0 2,080 2,080 0 0 2,080 2,080 1,930 1,930 1,930		