

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

STEBER JEANINE A PIERCE
433 ORSETT ST
CHULA VISTA CA 91911-3016



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: 703678 1409
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 |
|---|---------------------|---------------------|---|
| COASTAL PLAINS | 420 | 420 | Lease: 10076 Type: REAL Owner #: 703678 |
| NAV #1 | 260 | 260 | Legal: BLESSING F-3 UNIT |
| PORT OF BAY CTY | 160 | 160 | HUGOTON OPERATING CO |
| TIDEHAVEN ISD | 420 | 420 | AB 65 GW NEXSEN, AB 540 PIERCE |
| DRAIN 4 | 420 | 420 | AB 562 SMITH, AB 208 & 209 H&G |
| SEAWALL | 260 | 260 | |
| COUNTY | 420 | 420 | .001050 Royalty Interest |
| C & R | 160 | 160 | Category: G1 |
| HOSPITAL | 420 | 420 | Railroad #: 9803 |
| HB1984: The Appraised value of \$420 in 2023 as compared to \$1,070 in 2018 is a 60.75% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COASTAL PLAINS | 420 | 0 | 420 |
| NAV #1 | 260 | 0 | 260 |
| PORT OF BAY CTY | 160 | 0 | 160 |
| TIDEHAVEN ISD | 420 | 0 | 420 |
| DRAIN 4 | 420 | 0 | 420 |
| SEAWALL | 260 | 0 | 260 |
| COUNTY | 420 | 0 | 420 |
| C & R | 160 | 0 | 160 |
| HOSPITAL | 420 | 0 | 420 |

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 | 450 | 540 | Lease: 10412 Type: REAL Owner #: 703678 |
| HOSPITAL | 450 | 540 | Legal: PIERCE ESTATE W#1 |
| TIDEHAVEN ISD | 450 | 540 | KEBO OIL & GAS INC |
| COASTAL PLAINS | 450 | 540 | AB 208 H&GN RR CO |
| NAV #1 | 450 | 540 | RRC 26169 |
| DRAIN 4 | 450 | 540 | |
| SEAWALL | 450 | 540 | .002316 Royalty Interest |
| HB1984: The Appraised value of \$540 in 2023 as compared to \$190 in 2018 is a 184.21% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 450 | 0 | 540 |
| HOSPITAL | 450 | 0 | 540 |
| TIDEHAVEN ISD | 450 | 0 | 540 |
| COASTAL PLAINS | 450 | 0 | 540 |
| NAV #1 | 450 | 0 | 540 |
| DRAIN 4 | 450 | 0 | 540 |
| SEAWALL | 450 | 0 | 540 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|---|
| COUNTY | | 10 | Lease: 10413 Type: REAL Owner #: 703678 |
| HOSPITAL | | 10 | Legal: BLESSING UNIT W#1 |
| TIDEHAVEN ISD | | 10 | GTG OPERATING LLC |
| COASTAL PLAINS | | 10 | AB 448 W FUNCK |
| NAV #1 | | 10 | RRC 204742 |
| DRAIN 4 | | 10 | |
| SEAWALL | | 10 | .002317 Royalty Interest |
| HB1984: The Appraised value of \$10 in 2023 as compared to \$520 in 2018 is a 98.08% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 0 | 0 | 10 |
| HOSPITAL | 0 | 0 | 10 |
| TIDEHAVEN ISD | 0 | 0 | 10 |
| COASTAL PLAINS | 0 | 0 | 10 |
| NAV #1 | 0 | 0 | 10 |
| DRAIN 4 | 0 | 0 | 10 |
| SEAWALL | 0 | 0 | 10 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|---|
| COUNTY | 590 | 280 | Lease: 10511 Type: REAL Owner #: 703678 |
| HOSPITAL | 590 | 280 | Legal: BLESSING UNIT NO 2 W1 |
| TIDEHAVEN ISD | 590 | 280 | GTG OPERATING LLC |
| COASTAL PLAINS | 590 | 280 | AB 448 WILHEM FUNCK SURVEY |
| NAV #1 | 590 | 280 | RRC 214566 |
| DRAIN 4 | 590 | 280 | |
| SEAWALL | 590 | 280 | .008261 Royalty Interest |
| HB1984: The Appraised value of \$280 in 2023 as compared to \$1,920 in 2018 is a 85.42% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 590 | 0 | 280 |
| HOSPITAL | 590 | 0 | 280 |
| TIDEHAVEN ISD | 590 | 0 | 280 |
| COASTAL PLAINS | 590 | 0 | 280 |
| NAV #1 | 590 | 0 | 280 |
| DRAIN 4 | 590 | 0 | 280 |
| SEAWALL | 590 | 0 | 280 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|---|
| COUNTY | 5,420 | 7,740 | Lease: 10574 Type: REAL Owner #: 703678 |
| HOSPITAL | 5,420 | 7,740 | Legal: NEVADA BLESSING UNIT #1 |
| TIDEHAVEN ISD | 5,420 | 7,740 | GTG OPERATING LLC |
| COASTAL PLAINS | 5,420 | 7,740 | AB 458 S F SPARKS |
| PORT OF BAY CTY | 5,420 | 7,740 | RRC 225941 |
| DRAIN 4 | 5,420 | 7,740 | |
| C & R | 5,420 | 7,740 | .007084 Royalty Interest |
| HB1984: The Appraised value of \$7,740 in 2023 as compared to \$14,110 in 2018 is a 45.15% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 5,420 | 0 | 7,740 |
| HOSPITAL | 5,420 | 0 | 7,740 |
| TIDEHAVEN ISD | 5,420 | 0 | 7,740 |
| COASTAL PLAINS | 5,420 | 0 | 7,740 |
| PORT OF BAY CTY | 5,420 | 0 | 7,740 |
| DRAIN 4 | 5,420 | 0 | 7,740 |
| C & R | 5,420 | 0 | 7,740 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|---|
| COUNTY | 470 | 930 | Lease: 10693 Type: REAL Owner #: 703678 |
| HOSPITAL | 470 | 930 | Legal: SAHA-PETERSEN GU W3 |
| TIDEHAVEN ISD | 470 | 930 | SQUARE MILE ENERGY |
| COASTAL PLAINS | 470 | 930 | AB 103 WILLIAMS G J |
| PORT OF BAY CTY | 470 | 930 | RRC 246621 |
| DRAIN 2 | 470 | 930 | |
| C & R | 470 | 930 | .000442 Royalty Interest |
| HB1984: The Appraised value of \$930 in 2023 as compared to \$960 in 2018 is a 3.13% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 470 | 0 | 930 |
| HOSPITAL | 470 | 0 | 930 |
| TIDEHAVEN ISD | 470 | 0 | 930 |
| COASTAL PLAINS | 470 | 0 | 930 |
| PORT OF BAY CTY | 470 | 0 | 930 |
| DRAIN 2 | 470 | 0 | 930 |
| C & R | 470 | 0 | 930 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|---|
| COUNTY | | 20 | Lease: 10699 Type: REAL Owner #: 703678 |
| HOSPITAL | | 20 | Legal: BLESSING UNIT #2 WELL #3 |
| PALACIOS ISD | | 20 | GTG OPERATING LLC |
| COASTAL PLAINS | | 20 | AB 202 E L HOLMES |
| NAV #1 | | 20 | RRC 246966 |
| DRAIN 3 | | 20 | |
| SEAWALL | | 20 | .008291 Royalty Interest |
| HB1984: The Appraised value of \$20 in 2023 as compared to \$400 in 2018 is a 95.00% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 0 | 0 | 20 |
| HOSPITAL | 0 | 0 | 20 |
| PALACIOS ISD | 0 | 0 | 20 |
| COASTAL PLAINS | 0 | 0 | 20 |
| NAV #1 | 0 | 0 | 20 |
| DRAIN 3 | 0 | 0 | 20 |
| SEAWALL | 0 | 0 | 20 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|---|
| COUNTY | 130 | 80 | Lease: 10811 Type: REAL Owner #: 703678 |
| HOSPITAL | 130 | 80 | Legal: PECAN UNIT W#1 |
| TIDEHAVEN ISD | 130 | 80 | KEBO OIL & GAS INC. |
| COASTAL PLAINS | 130 | 80 | AB 103 WILLIAMS, G J |
| PORT OF BAY CTY | 130 | 80 | RRC# 278352 |
| DRAIN 2 | 130 | 80 | |
| C & R | 130 | 80 | .000630 Royalty Interest |
| HB1984: The Appraised value of \$80 in 2023 as compared to \$60 in 2018 is a 33.33% increase. | | | Category: G1 |
| | | | Railroad #: 278352 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 130 | 0 | 80 |
| HOSPITAL | 130 | 0 | 80 |
| TIDEHAVEN ISD | 130 | 0 | 80 |
| COASTAL PLAINS | 130 | 0 | 80 |
| PORT OF BAY CTY | 130 | 0 | 80 |
| DRAIN 2 | 130 | 0 | 80 |
| C & R | 130 | 0 | 80 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|---|
| COUNTY | 270 | 100 | Lease: 10817 Type: REAL Owner #: 703678 |
| HOSPITAL | 270 | 100 | Legal: PECAN UNIT #2 |
| TIDEHAVEN ISD | 270 | 100 | KEBO OIL & GAS |
| COASTAL PLAINS | 270 | 100 | AB 103 WILLIAMS, G J |
| PORT OF BAY CTY | 270 | 100 | RRC# 279574 |
| DRAIN 2 | 270 | 100 | |
| C & R | 270 | 100 | .000630 Royalty Interest |
| HB1984: The Appraised value of \$100 in 2023 as compared to \$90 in 2018 is a 11.11% increase. | | | Category: G1 |
| | | | Railroad #: 279574 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 270 | 0 | 100 |
| HOSPITAL | 270 | 0 | 100 |
| TIDEHAVEN ISD | 270 | 0 | 100 |
| COASTAL PLAINS | 270 | 0 | 100 |
| PORT OF BAY CTY | 270 | 0 | 100 |
| DRAIN 2 | 270 | 0 | 100 |
| C & R | 270 | 0 | 100 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|-------------------------------|---------------------|---------------------|---|
| COUNTY | 280 | 220 | Lease: 10821 Type: REAL Owner #: 703678 |
| HOSPITAL | 280 | 220 | Legal: BLESSING (F-14) |
| PALACIOS ISD | 280 | 220 | SUE-ANN OPERATING |
| COASTAL PLAINS | 280 | 220 | AB 202 HOLMES E L |
| NAV #1 | 280 | 220 | P# 796813 |
| DRAIN 3 | 280 | 220 | |
| SEAWALL | 280 | 220 | .000446 Royalty Interest |
| No 2018 Hist | | | Category: G1 |
| | | | Railroad #: 27359 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 280 | 0 | 220 |
| HOSPITAL | 280 | 0 | 220 |
| PALACIOS ISD | 280 | 0 | 220 |
| COASTAL PLAINS | 280 | 0 | 220 |
| NAV #1 | 280 | 0 | 220 |
| DRAIN 3 | 280 | 0 | 220 |
| SEAWALL | 280 | 0 | 220 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|-------------------------------|---------------------|---------------------|---|
| COUNTY | 14,840 | 28,190 | Lease: 10856 Type: REAL Owner #: 703678 |
| HOSPITAL | 14,840 | 28,190 | Legal: GREEN W#1 |
| PALACIOS ISD | 14,840 | 28,190 | HILCORP ENERGY COMP |
| COASTAL PLAINS | 14,840 | 28,190 | AB 145 DEMOSS L |
| NAV #1 | 14,840 | 28,190 | RRC# 288489 |
| DRAIN 3 | 14,840 | 28,190 | |
| SEAWALL | 14,840 | 28,190 | .000545 Royalty Interest |
| No 2018 Hist | | | Category: G1 |
| | | | Railroad #: 288489 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 14,840 | 0 | 28,190 |
| HOSPITAL | 14,840 | 0 | 28,190 |
| PALACIOS ISD | 14,840 | 0 | 28,190 |
| COASTAL PLAINS | 14,840 | 0 | 28,190 |
| NAV #1 | 14,840 | 0 | 28,190 |
| DRAIN 3 | 14,840 | 0 | 28,190 |
| SEAWALL | 14,840 | 0 | 28,190 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2023 | PROPERTY DESCRIPTION |
|-------------------------------|---------------------|---------------------|---|
| COUNTY | 10,860 | 16,680 | Lease: 10866 Type: REAL Owner #: 703678 |
| HOSPITAL | 10,860 | 16,680 | Legal: GREEN W#2 |
| PALACIOS ISD | 10,860 | 16,680 | HILCORP ENERGY |
| COASTAL PLAINS | 10,860 | 16,680 | AB 145 DEMOSS L |
| NAV #1 | 10,860 | 16,680 | RRC# 289857 |
| DRAIN 3 | 10,860 | 16,680 | |
| SEAWALL | 10,860 | 16,680 | .000545 Royalty Interest |
| No 2018 Hist | | | Category: G1 |
| | | | Railroad #: 289857 |
| Taxing Units | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions) |
| COUNTY | 10,860 | 0 | 16,680 |
| HOSPITAL | 10,860 | 0 | 16,680 |
| PALACIOS ISD | 10,860 | 0 | 16,680 |
| COASTAL PLAINS | 10,860 | 0 | 16,680 |
| NAV #1 | 10,860 | 0 | 16,680 |
| DRAIN 3 | 10,860 | 0 | 16,680 |
| SEAWALL | 10,860 | 0 | 16,680 |

| Total of all Above Parcels | | | | | |
|----------------------------|-----------------------------|-----------------------------|--------------------------|--|--|
| Taxing Units | Owner's Last Year's Taxable | Owner's Proposed Exemptions | Owner's Proposed Taxable | | |
| COASTAL PLAINS | 33,730 | 0 | 55,210 | | |
| NAV #1 | 27,280 | 0 | 46,200 | | |
| PORT OF BAY CTY | 6,450 | 0 | 9,010 | | |
| TIDEHAVEN ISD | 7,750 | 0 | 10,100 | | |
| DRAIN 4 | 6,880 | 0 | 8,990 | | |
| SEAWALL | 27,280 | 0 | 46,200 | | |
| COUNTY | 33,730 | 0 | 55,210 | | |
| C & R | 6,450 | 0 | 9,010 | | |
| HOSPITAL | 33,730 | 0 | 55,210 | | |
| DRAIN 2 | 870 | 0 | 1,110 | | |
| PALACIOS ISD | 25,980 | 0 | 45,110 | | |
| DRAIN 3 | 25,980 | 0 | 45,110 | | |

