

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

RUNNELLS CLIVE JR  
3711 SAN FELIPE ST UNIT 3D  
HOUSTON TX 77027



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: 48760 1243  
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	140	180	Lease: 3285 Type: REAL Owner #: 48760
COASTAL PLAINS	140	180	Legal: PIERCE ESTATES
TIDEHAVEN ISD	140	180	KRISTEN OIL & GAS
DRAIN 3	140	180	AB 16 NICHOLAS CLOPPER SUR
SEAWALL	140	180	RRC 51155
COUNTY	140	180	
HOSPITAL	140	180	.043750 Royalty Interest
HB1984: The Appraised value of \$180 in 2023 as compared to \$6,340 in 2018 is a 97.16% decrease.			Category: G1
			Railroad #: 51155
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	140	0	180
COASTAL PLAINS	140	0	180
TIDEHAVEN ISD	140	0	180
DRAIN 3	140	0	180
SEAWALL	140	0	180
COUNTY	140	0	180
HOSPITAL	140	0	180

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		2,200 2,200 2,200 2,200 2,200 2,200 2,200	Lease: 10242 Type: REAL Owner #: 48760 Legal: RUNNELLS GAS UNIT #3 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 181480  .038778 Royalty Interest Category: G1 Railroad #: 181480
HB1984: The Appraised value of \$2,200 in 2023 as compared to \$1,020 in 2018 is a 115.69% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	2,200
COASTAL PLAINS	0	0	2,200
TIDEHAVEN ISD	0	0	2,200
DRAIN 3	0	0	2,200
SEAWALL	0	0	2,200
COUNTY	0	0	2,200
HOSPITAL	0	0	2,200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL		250 250 250 250 250 250 250	Lease: 10304 Type: REAL Owner #: 48760 Legal: RUNNELLS GAS UNIT #7 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 189268  .038778 Royalty Interest Category: G1 Railroad #: 189268
HB1984: The Appraised value of \$250 in 2023 as compared to \$1,900 in 2018 is a 86.84% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	250
COASTAL PLAINS	0	0	250
TIDEHAVEN ISD	0	0	250
DRAIN 3	0	0	250
SEAWALL	0	0	250
COUNTY	0	0	250
HOSPITAL	0	0	250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY HOSPITAL TIDEHAVEN ISD COASTAL PLAINS PORT OF BAY CTY DRAIN 2 C & R	23,760 23,760 23,760 23,760 23,760 23,760 23,760	31,530 31,530 31,530 31,530 31,530 31,530 31,530	Lease: 10386 Type: REAL Owner #: 48760 Legal: RUNNELLS GAS UNIT #8 ARCADIA OPERATING AB 18 CHRISTOPHER COX SUR RRC 201102  .038778 Royalty Interest Category: G1 Railroad #: 201102
HB1984: The Appraised value of \$31,530 in 2023 as compared to \$5,570 in 2018 is a 466.07% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	23,760	0	31,530
HOSPITAL	23,760	0	31,530
TIDEHAVEN ISD	23,760	0	31,530
COASTAL PLAINS	23,760	0	31,530
PORT OF BAY CTY	23,760	0	31,530
DRAIN 2	23,760	0	31,530
C & R	23,760	0	31,530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	20,570	29,480	Lease: 10820 Type: REAL Owner #: 48760
HOSPITAL	20,570	29,480	Legal: DUNCAN W#1
BAY CTY ISD I&S	20,570	29,480	HOWARD EXPLORATION
BAY CTY ISD M&O	20,570	29,480	AB 348 LARCHE SA
COASTAL PLAINS	20,570	29,480	P# 817963
PORT OF BAY CTY	20,570	29,480	
DRAIN 1	20,570	29,480	.043750 Royalty Interest
C & R	20,570	29,480	Category: G1
HB1984: The Appraised value of \$29,480 in 2023 as compared to \$44,460 in 2018 is a 33.69% decrease.			Railroad #: 27221
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	20,570	0	29,480
HOSPITAL	20,570	0	29,480
BAY CTY ISD I&S	20,570	0	29,480
BAY CTY ISD M&O	20,570	0	29,480
COASTAL PLAINS	20,570	0	29,480
PORT OF BAY CTY	20,570	0	29,480
DRAIN 1	20,570	0	29,480
C & R	20,570	0	29,480

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
NAV #1	140	0	2,630
COASTAL PLAINS	44,470	0	63,640
TIDEHAVEN ISD	23,900	0	34,160
DRAIN 3	140	0	2,630
SEAWALL	140	0	2,630
COUNTY	44,470	0	63,640
HOSPITAL	44,470	0	63,640
PORT OF BAY CTY	44,330	0	61,010
DRAIN 2	23,760	0	31,530
C & R	44,330	0	61,010
BAY CTY ISD I&S	20,570	0	29,480
BAY CTY ISD M&O	20,570	0	29,480
DRAIN 1	20,570	0	29,480

