

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

CLAUGHTON JAMES L
615 N UPPER BROADWAY ST STE 19
CORPUS CHRISTI TX 78401-0779



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: 703844 276
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 COASTAL PLAINS TIDEHAVEN ISD DRAIN 3 SEAWALL COUNTY HOSPITAL No 2018 Hist		820 820 820 820 820 820 820	Lease: 10242 Type: REAL Owner #: 703844 Legal: RUNNELLS GAS UNIT #3 ARCADIA OPERATING AB 16 NICHOLAS CLOPPER SUR RRC 181480 .014552 Override Royalty Category: G1 Railroad #: 181480
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	820
COASTAL PLAINS	0	0	820
TIDEHAVEN ISD	0	0	820
DRAIN 3	0	0	820
SEAWALL	0	0	820
COUNTY	0	0	820
HOSPITAL	0	0	820

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	3,450	10,470	Lease: 10278 Type: REAL Owner #: 703844
HOSPITAL	3,450	10,470	Legal: LEWIS SANTOS GU W#1
TIDEHAVEN ISD	3,450	10,470	ATLAS OPERATING LLC
PORT OF BAY CTY	3,450	10,470	AB 17 GBM COTTON SUR
DRAIN 2	3,450	10,470	RRC 188995
C & R	3,450	10,470	
COASTAL PLAINS	3,450	10,470	.013453 Override Royalty
HB1984: The Appraised value of \$10,470 in 2023 as compared to \$8,210 in 2018 is a 27.53% increase.			Category: G1
			Railroad #: 188995
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,450	0	10,470
HOSPITAL	3,450	0	10,470
TIDEHAVEN ISD	3,450	0	10,470
PORT OF BAY CTY	3,450	0	10,470
DRAIN 2	3,450	0	10,470
C & R	3,450	0	10,470
COASTAL PLAINS	3,450	0	10,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
NAV #1		100	Lease: 10304 Type: REAL Owner #: 703844
COASTAL PLAINS		100	Legal: RUNNELLS GAS UNIT #7
TIDEHAVEN ISD		100	ARCADIA OPERATING
DRAIN 3		100	AB 16 NICHOLAS CLOPPER SUR
SEAWALL		100	RRC 189268
COUNTY		100	
HOSPITAL		100	.015000 Override Royalty
No 2018 Hist			Category: G1
			Railroad #: 189268
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
NAV #1	0	0	100
COASTAL PLAINS	0	0	100
TIDEHAVEN ISD	0	0	100
DRAIN 3	0	0	100
SEAWALL	0	0	100
COUNTY	0	0	100
HOSPITAL	0	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY		12,200	Lease: 10386 Type: REAL Owner #: 703844
HOSPITAL		12,200	Legal: RUNNELLS GAS UNIT #8
TIDEHAVEN ISD		12,200	ARCADIA OPERATING
COASTAL PLAINS		12,200	AB 18 CHRISTOPHER COX SUR
PORT OF BAY CTY		12,200	RRC 201102
DRAIN 2		12,200	
C & R		12,200	.015000 Override Royalty
No 2018 Hist			Category: G1
			Railroad #: 201102
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	0	0	12,200
HOSPITAL	0	0	12,200
TIDEHAVEN ISD	0	0	12,200
COASTAL PLAINS	0	0	12,200
PORT OF BAY CTY	0	0	12,200
DRAIN 2	0	0	12,200
C & R	0	0	12,200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	750	1,180	Lease: 10695 Type: REAL Owner #: 703844
HOSPITAL	750	1,180	Legal: PHS GAS UNIT W1
TIDEHAVEN ISD	750	1,180	ARCADIA OPERATING
COASTAL PLAINS	750	1,180	AB 93 J TILLEY
PORT OF BAY CTY	750	1,180	RRC 247837
DRAIN 2	750	1,180	
C & R	750	1,180	.004772 Override Royalty
Category: G1			
Railroad #: 247837			
HB1984: The Appraised value of \$1,180 in 2023 as compared to \$1,430 in 2018 is a 17.48% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	750	0	1,180
HOSPITAL	750	0	1,180
TIDEHAVEN ISD	750	0	1,180
COASTAL PLAINS	750	0	1,180
PORT OF BAY CTY	750	0	1,180
DRAIN 2	750	0	1,180
C & R	750	0	1,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	3,340	2,740	Lease: 10756 Type: REAL Owner #: 703844
HOSPITAL	3,340	2,740	Legal: HEFFELFINGER B W#1
TIDEHAVEN ISD	3,340	2,740	KEBO OIL & GAS, INC.
COASTAL PLAINS	3,340	2,740	AB 99 WALLACE JWE
PORT OF BAY CTY	3,340	2,740	RRC 26519
DRAIN 4	3,340	2,740	
C & R	3,340	2,740	.009375 Override Royalty
Category: G1			
Railroad #: 26519			
HB1984: The Appraised value of \$2,740 in 2023 as compared to \$1,410 in 2018 is a 94.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	3,340	0	2,740
HOSPITAL	3,340	0	2,740
TIDEHAVEN ISD	3,340	0	2,740
COASTAL PLAINS	3,340	0	2,740
PORT OF BAY CTY	3,340	0	2,740
DRAIN 4	3,340	0	2,740
C & R	3,340	0	2,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,360	2,890	Lease: 10778 Type: REAL Owner #: 703844
HOSPITAL	1,360	2,890	Legal: MURPHY ET AL GAS UNIT
TIDEHAVEN ISD	1,360	2,890	SANDALWOOD EXPL
COASTAL PLAINS	1,360	2,890	AB 103 WILLIAMS G J
PORT OF BAY CTY	1,360	2,890	RRC 269773
DRAIN 2	1,360	2,890	
C & R	1,360	2,890	.012708 Override Royalty
Category: G1			
Railroad #: 269773			
HB1984: The Appraised value of \$2,890 in 2023 as compared to \$3,360 in 2018 is a 13.99% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,360	0	2,890
HOSPITAL	1,360	0	2,890
TIDEHAVEN ISD	1,360	0	2,890
COASTAL PLAINS	1,360	0	2,890
PORT OF BAY CTY	1,360	0	2,890
DRAIN 2	1,360	0	2,890
C & R	1,360	0	2,890

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	1,930	1,220	Lease: 10811 Type: REAL Owner #: 703844
HOSPITAL	1,930	1,220	Legal: PECAN UNIT W#1
TIDEHAVEN ISD	1,930	1,220	KEBO OIL & GAS INC.
COASTAL PLAINS	1,930	1,220	AB 103 WILLIAMS, G J
PORT OF BAY CTY	1,930	1,220	RRC# 278352
DRAIN 2	1,930	1,220	
C & R	1,930	1,220	.009647 Override Royalty
HB1984: The Appraised value of \$1,220 in 2023 as compared to \$970 in 2018 is a 25.77% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	1,930	0	1,220
HOSPITAL	1,930	0	1,220
TIDEHAVEN ISD	1,930	0	1,220
COASTAL PLAINS	1,930	0	1,220
PORT OF BAY CTY	1,930	0	1,220
DRAIN 2	1,930	0	1,220
C & R	1,930	0	1,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,090	1,590	Lease: 10817 Type: REAL Owner #: 703844
HOSPITAL	4,090	1,590	Legal: PECAN UNIT #2
TIDEHAVEN ISD	4,090	1,590	KEBO OIL & GAS
COASTAL PLAINS	4,090	1,590	AB 103 WILLIAMS, G J
PORT OF BAY CTY	4,090	1,590	RRC# 279574
DRAIN 2	4,090	1,590	
C & R	4,090	1,590	.009647 Override Royalty
HB1984: The Appraised value of \$1,590 in 2023 as compared to \$1,330 in 2018 is a 19.55% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,090	0	1,590
HOSPITAL	4,090	0	1,590
TIDEHAVEN ISD	4,090	0	1,590
COASTAL PLAINS	4,090	0	1,590
PORT OF BAY CTY	4,090	0	1,590
DRAIN 2	4,090	0	1,590
C & R	4,090	0	1,590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	4,350	5,810	Lease: 10831 Type: REAL Owner #: 703844
HOSPITAL	4,350	5,810	Legal: HEFFELFINGER "A" W#1
TIDEHAVEN ISD	4,350	5,810	KEBO OIL & GAS, INC.
COASTAL PLAINS	4,350	5,810	AB 93 TILLEY J
PORT OF BAY CTY	4,350	5,810	RRC 282603
DRAIN 2	4,350	5,810	
C & R	4,350	5,810	.010161 Override Royalty
HB1984: The Appraised value of \$5,810 in 2023 as compared to \$14,360 in 2018 is a 59.54% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	4,350	0	5,810
HOSPITAL	4,350	0	5,810
TIDEHAVEN ISD	4,350	0	5,810
COASTAL PLAINS	4,350	0	5,810
PORT OF BAY CTY	4,350	0	5,810
DRAIN 2	4,350	0	5,810
C & R	4,350	0	5,810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	2,460	6,420	Lease: 10833 Type: REAL Owner #: 703844
HOSPITAL	2,460	6,420	Legal: BUCKEYE W#1
TIDEHAVEN ISD	2,460	6,420	KEBO OIL & GAS INC
COASTAL PLAINS	2,460	6,420	AB 55 KELLER JC
PORT OF BAY CTY	2,460	6,420	RRC# 27264
DRAIN 3	2,460	6,420	
C & R	2,460	6,420	.010000 Override Royalty
HB1984: The Appraised value of \$6,420 in 2023 as compared to \$17,330 in 2018 is a 62.95% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	2,460	0	6,420
HOSPITAL	2,460	0	6,420
TIDEHAVEN ISD	2,460	0	6,420
COASTAL PLAINS	2,460	0	6,420
PORT OF BAY CTY	2,460	0	6,420
DRAIN 3	2,460	0	6,420
C & R	2,460	0	6,420

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
NAV #1	0	0	920		
COASTAL PLAINS	21,730	0	45,440		
TIDEHAVEN ISD	21,730	0	45,440		
DRAIN 3	2,460	0	7,340		
SEAWALL	0	0	920		
COUNTY	21,730	0	45,440		
HOSPITAL	21,730	0	45,440		
PORT OF BAY CTY	21,730	0	44,520		
DRAIN 2	15,930	0	35,360		
C & R	21,730	0	44,520		
DRAIN 4	3,340	0	2,740		

