

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

CLIFTON AMY S NON-EXEMPT TRUST  
AMY STREET CLIFTON TRUSTEE  
2106 CAMILLE AVE  
RICHMOND VA 23228



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: 707678 282  
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	130	710	Lease: 790 Type: REAL Owner #: 707678
C & R	130	710	Legal: COBB, F G -A-
VAN VLK ISD I&S	130	710	URBAN OIL & GAS GROU
VAN VLK ISD M&O	130	710	AB 22 CUMMINS MARIA #35
DRAIN 1	130	710	RRC 20364
COASTAL PLAINS	130	710	
COUNTY	130	710	.001251 Royalty Interest
HOSPITAL	130	710	Category: G1
HB1984: The Appraised value of \$710 in 2023 as compared to \$450 in 2018 is a 57.78% increase.			Railroad #: 20364
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	130	0	710
C & R	130	0	710
VAN VLK ISD I&S	130	0	710
VAN VLK ISD M&O	130	0	710
DRAIN 1	130	0	710
COASTAL PLAINS	130	0	710
COUNTY	130	0	710
HOSPITAL	130	0	710

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	1,490	1,860	Lease: 810 Type: REAL Owner #: 707678
C & R	1,490	1,860	Legal: COBB, F G -B-
VAN VLK ISD I&S	1,490	1,860	URBAN OIL & GAS GROU
VAN VLK ISD M&O	1,490	1,860	AB 22 & 267 CUMMINS-I & GN RR
DRAIN 1	1,490	1,860	RRC 9470 9500 9504 20608 23919
COASTAL PLAINS	1,490	1,860	
COUNTY	1,490	1,860	.001251 Royalty Interest
HOSPITAL	1,490	1,860	Category: G1
HB1984: The Appraised value of \$1,860 in 2023 as compared to \$1,450 in 2018 is a 28.28% increase.			Railroad #: 9470
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
PORT OF BAY CTY	1,490	0	1,860
C & R	1,490	0	1,860
VAN VLK ISD I&S	1,490	0	1,860
VAN VLK ISD M&O	1,490	0	1,860
DRAIN 1	1,490	0	1,860
COASTAL PLAINS	1,490	0	1,860
COUNTY	1,490	0	1,860
HOSPITAL	1,490	0	1,860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	450	600	Lease: 10382 Type: REAL Owner #: 707678
HOSPITAL	450	600	Legal: COBB F G -B-
VAN VLK ISD I&S	450	600	URBAN OIL & GAS GROU
VAN VLK ISD M&O	450	600	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	450	600	RRC 24446
PORT OF BAY CTY	450	600	
DRAIN 1	450	600	.001250 Royalty Interest
C & R	450	600	Category: G1
HB1984: The Appraised value of \$600 in 2023 as compared to \$150 in 2018 is a 300.00% increase.			Railroad #: 24446
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	450	0	600
HOSPITAL	450	0	600
VAN VLK ISD I&S	450	0	600
VAN VLK ISD M&O	450	0	600
COASTAL PLAINS	450	0	600
PORT OF BAY CTY	450	0	600
DRAIN 1	450	0	600
C & R	450	0	600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	390	690	Lease: 10383 Type: REAL Owner #: 707678
HOSPITAL	390	690	Legal: COBB F G -A-
VAN VLK ISD I&S	390	690	URBAN OIL & GAS GROU
VAN VLK ISD M&O	390	690	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	390	690	RRC 24389
PORT OF BAY CTY	390	690	
DRAIN 1	390	690	.001250 Royalty Interest
C & R	390	690	Category: G1
HB1984: The Appraised value of \$690 in 2023 as compared to \$310 in 2018 is a 122.58% increase.			Railroad #: 24389
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	390	0	690
HOSPITAL	390	0	690
VAN VLK ISD I&S	390	0	690
VAN VLK ISD M&O	390	0	690
COASTAL PLAINS	390	0	690
PORT OF BAY CTY	390	0	690
DRAIN 1	390	0	690
C & R	390	0	690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	90	270	Lease: 10762 Type: REAL Owner #: 707678
HOSPITAL	90	270	Legal: COBB F G -B- W#45
VAN VLK ISD I&S	90	270	URBAN OIL & GAS GROU
VAN VLK ISD M&O	90	270	AB 22 CUMMINS MARIA #35
COASTAL PLAINS	90	270	RRC #25806
PORT OF BAY CTY	90	270	
DRAIN 1	90	270	.001250 Royalty Interest
C & R	90	270	Category: G1
HB1984: The Appraised value of \$270 in 2023 as compared to \$170 in 2018 is a 58.82% increase.			Railroad #: 25806
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	90	0	270
HOSPITAL	90	0	270
VAN VLK ISD I&S	90	0	270
VAN VLK ISD M&O	90	0	270
COASTAL PLAINS	90	0	270
PORT OF BAY CTY	90	0	270
DRAIN 1	90	0	270
C & R	90	0	270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
COUNTY	250	400	Lease: 10779 Type: REAL Owner #: 707678
HOSPITAL	250	400	Legal: COBB, F. G. 'B' W#35
VAN VLK ISD I&S	250	400	URBAN OIL & GAS GROU
VAN VLK ISD M&O	250	400	AB 22 CUMMINS MARIA SEC 35
COASTAL PLAINS	250	400	RRC 26134
PORT OF BAY CTY	250	400	
DRAIN 1	250	400	.001250 Royalty Interest
C & R	250	400	Category: G1
HB1984: The Appraised value of \$400 in 2023 as compared to \$50 in 2018 is a 700.00% increase.			Railroad #: 26134
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	250	0	400
HOSPITAL	250	0	400
VAN VLK ISD I&S	250	0	400
VAN VLK ISD M&O	250	0	400
COASTAL PLAINS	250	0	400
PORT OF BAY CTY	250	0	400
DRAIN 1	250	0	400
C & R	250	0	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	2,800	0	4,530		
C & R	2,800	0	4,530		
VAN VLK ISD I&S	2,800	0	4,530		
VAN VLK ISD M&O	2,800	0	4,530		
DRAIN 1	2,800	0	4,530		
COASTAL PLAINS	2,800	0	4,530		
COUNTY	2,800	0	4,530		
HOSPITAL	2,800	0	4,530		

