

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

COKE CENTRAL APPRAISAL DIST  
P O BOX 2  
ROBERT LEE TEXAS 76945-0002  
  
325-482-9188

dvernor@pandai.com

WINDOM ROYALTIES LLC  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



APPRAISAL YEAR 2026  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/15/2026 AT: 9:00 AM  
COKE COUNTY COURTHOUSE  
2ND FLOOR WEST  
FOR QUESTIONS, PLEASE CALL:  
PRITCHARD & ABBOTT, INC  
OIL & GAS: 325-482-9188  
PERSONAL PROPERTY: 325-482-9188  
Protest Deadline: 5-28-2026  
ARB Hearing: 6-15-2026  
Owner: 307455 419

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 2026	PROPERTY DESCRIPTION	
COKE COUNTY		240	150	Lease: 34700	Type: REAL Owner #: 307455
COKE CO FM & FC		240	150	Legal: BLOODWORTH H L/325	
COKE CO ESD		240	150	CITATION OIL & GAS	
ROBERT LEE I&S G		240	150	A- 297 W/2 & SE/4 SEC 325	
ROBERT LEE M&O G		240	150	RRC 262 BLK 1-A H&TC	
UNDERGR WATER		240	150		Agent: 574
WEST COKE HOSP G		240	150	.001736 Royalty Interest	
Deductions: (G)=LESS THAN \$500 MIN INT				Category: G1	
No 2021 Hist				Railroad #: 262	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	240	0	150		
COKE CO FM & FC	240	0	150		
COKE CO ESD	240	0	150		
ROBERT LEE I&S	0	150	0		
ROBERT LEE M&O	0	150	0		
UNDERGR WATER	240	0	150		
WEST COKE HOSP	0	150	0		

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	1,480	1,220	Lease: 86900 Type: REAL Owner #: 307455
COKE CO FM & FC	1,480	1,220	Legal: HAMILTON
COKE CO ESD	1,480	1,220	GOODROCK NATURAL RES
BLACKWELL I&S	1,480	1,220	A- 377 SEC 275 BLK 1-A H&TC
BLACKWELL M&O	1,480	1,220	RRC 28373
UNDERGR WATER	1,480	1,220	
EAST COKE HOSP	1,480	1,220	.003047 Royalty Interest
			Category: G1
			Railroad #: 28374
HB1984: The Appraised value of \$1,220 in 2026 as compared to \$1,050 in 2021 is a 16.19% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	1,480	0	1,220
COKE CO FM & FC	1,480	0	1,220
COKE CO ESD	1,480	0	1,220
BLACKWELL I&S	1,480	0	1,220
BLACKWELL M&O	1,480	0	1,220
UNDERGR WATER	1,480	0	1,220
EAST COKE HOSP	1,480	0	1,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	25,330	20,860	Lease: 240002 Type: REAL Owner #: 307455
COKE CO FM & FC	25,330	20,860	Legal: ARROTT BROTHERS -A-
BRONTE ISD	25,330	20,860	DELRAY OIL INC
UNDERGR WATER	25,330	20,860	A- 602 THOMAS ROWE #13
EAST COKE HOSP	25,330	20,860	
COKE CO ESD	25,330	20,860	
			.017588 Royalty Interest
			Category: G1
			Railroad #: 14328
HB1984: The Appraised value of \$20,860 in 2026 as compared to \$16,990 in 2021 is a 22.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	25,330	0	20,860
COKE CO FM & FC	25,330	0	20,860
BRONTE ISD	25,330	0	20,860
UNDERGR WATER	25,330	0	20,860
EAST COKE HOSP	25,330	0	20,860
COKE CO ESD	25,330	0	20,860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	80	30	Lease: 240127 Type: REAL Owner #: 307455
BRONTE ISD	80	30	Legal: CAMBRIAN UNIT
COKE CO FM & FC	80	30	T2S PERMIAN ACQUISIT
UNDERGR WATER	80	30	VARIOUS ABSTRACT
KICKAPOO WATER	80	30	RRC 2473
EAST COKE HOSP	80	30	
COKE CO ESD	80	30	.000192 Royalty Interest
			Category: G1
			Railroad #: 2473
Deductions: (G)=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$30 in 2026 as compared to \$140 in 2021 is a 78.57% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	80	0	30
BRONTE ISD	80	0	30
COKE CO FM & FC	80	0	30
UNDERGR WATER	80	0	30
KICKAPOO WATER	0	30	0
EAST COKE HOSP	80	0	30
COKE CO ESD	80	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COKE COUNTY	G	120	20	Lease: 240135	Type: REAL      Owner #: 307455
BRONTE ISD		120	20	Legal: PALO PINTO UNIT	
COKE CO FM & FC		120	20	T2S PERMIAN ACQUISIT	
UNDERGR WATER		120	20	A- 779 SEC 450 BLK 1-A H&TC	
KICKAPOO WATER		120	20	RRC 2472	
EAST COKE HOSP		120	20		Agent: 574
COKE CO ESD		120	20	.000128 Royalty Interest	
					Category: G1
				Railroad #: 2472	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$20 in 2026 as compared to \$30 in 2021 is a 33.33% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	70	0	20		
BRONTE ISD	70	0	20		
COKE CO FM & FC	70	0	20		
UNDERGR WATER	70	0	20		
KICKAPOO WATER	0	20	0		
EAST COKE HOSP	70	0	20		
COKE CO ESD	70	0	20		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	27,200	0	22,280		
COKE CO FM & FC	27,200	0	22,280		
COKE CO ESD	27,200	0	22,280		
ROBERT LEE I&S	0	150	0		
ROBERT LEE M&O	0	150	0		
UNDERGR WATER	27,200	0	22,280		
WEST COKE HOSP	0	150	0		
BLACKWELL I&S	1,480	0	1,220		
BLACKWELL M&O	1,480	0	1,220		
EAST COKE HOSP	26,960	0	22,130		
BRONTE ISD	25,480	0	20,910		
KICKAPOO WATER	0	50	0		

