

LEE CENTRAL APPRAISAL DISTRICT  
898 E RICHMOND ST SUITE 100  
GIDDINGS TX 78942-4252

832-243-9600

**APPRAISAL YEAR 2023**

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/16/2023 AT: 9:00 AM  
LEE CENTRAL APPRAISAL DISTRICT  
898 E. RICHMOND ST., SUITE 100  
GIDDINGS, TEXAS 78942-4252  
FOR QUESTIONS CONCERNING VALUE CALL PRITCHARD & ABBOTT, INC.  
AT 832-243-9600

Protest Deadline: 5-24-2023  
ARB Hearing: 6-16-2023  
Owner: 201373 757

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

CORONADO RESOURCES 2013 LP  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



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
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	180 180 180	60 60 60	Lease: 1 Type: REAL Owner #: 201373 Legal: ANMAR UNIT TRACT 3 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 3 50%  Agent: 574 .000659 Royalty Interest Category: G1 Railroad #: 19827
HB1984: The Appraised value of \$60 in 2023 as compared to \$110 in 2018 is a 45.45% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	180 180 180	0 0 0	60 60 60

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](http://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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		40	50	Lease: 11312	Type: REAL Owner #: 201373
ROAD & BRIDGE		40	50	Legal: STORK-RICHARDS UNIT 2&4	
LEXINGTON ISD	G	40	50	ERNEST OPERATING CO	
				AB 60 CHENOWETH J	
				RRC #11312	Agent: 574
Exemptions :		G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$50 in 2023 as compared to \$100 in 2018 is a 50.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		40	0	50	
ROAD & BRIDGE		40	0	50	
LEXINGTON ISD		0	50	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		160	300	Lease: 11707	Type: REAL Owner #: 201373
ROAD & BRIDGE		160	300	Legal: RICHARDS L C ET AL 1-4	
LEXINGTON ISD	G	160	300	ERNEST OPERATING CO	
				AB 238 MOORE M	
				RRC #11707	Agent: 574
Exemptions :		G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$300 in 2023 as compared to \$490 in 2018 is a 38.78% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		160	0	300	
ROAD & BRIDGE		160	0	300	
LEXINGTON ISD		0	300	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		220	260	Lease: 11783	Type: REAL Owner #: 201373
ROAD & BRIDGE		220	260	Legal: WEIMAN	
GIDDINGS ISD		220	260	MAGNOLIA OIL & GAS	
				AB 18 SPARKS M	
				RRC #11783	Agent: 574
Exemptions :		G=LESS THAN \$500 MIN INT			
HB1984: The Appraised value of \$260 in 2023 as compared to \$590 in 2018 is a 55.93% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		220	0	260	
ROAD & BRIDGE		220	0	260	
GIDDINGS ISD		220	0	260	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	60 60 60	60 60 60	Lease: 12965 Type: REAL Owner #: 201373 Legal: HUMPHREY-BENSON W#6 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #12965  .001477 Royalty Interest Category: G1 Railroad #: 12965  Agent: 574  HB1984: The Appraised value of \$60 in 2023 as compared to \$50 in 2018 is a 20.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	60 60 60	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	940 940 940	1,210 1,210 1,210	1,210 1,210 1,210	Lease: 13614 Type: REAL Owner #: 201373 Legal: SIMEK VLASTA UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #13614  .003129 Royalty Interest Category: G1 Railroad #: 13614  Agent: 574  HB1984: The Appraised value of \$1,210 in 2023 as compared to \$540 in 2018 is a 124.07% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	940 940 940	0 0 0	1,210 1,210 1,210	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	220 220 220	220 220 220	Lease: 16688 Type: REAL Owner #: 201373 Legal: RIVERS MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #16688  .002280 Royalty Interest Category: G1 Railroad #: 16688  Agent: 574  HB1984: The Appraised value of \$220 in 2023 as compared to \$300 in 2018 is a 26.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	220 220 220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	110 110 110	110 110 110	Lease: 17040 Type: REAL Owner #: 201373 Legal: LINDA K UNIT 1 RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040  .000275 Royalty Interest Category: G1 Railroad #: 17040  Agent: 574  HB1984: The Appraised value of \$110 in 2023 as compared to \$60 in 2018 is a 83.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	0 0 0	110 110 110	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	60 60 60	60 60 60	Lease: 17770 Type: REAL Owner #: 201373 Legal: PENELOPE #1RE MAGNOLIA OIL & GAS AB 2 BEST H RRC #17770  .001279 Royalty Interest Category: G1 Railroad #: 17770  Agent: 574  HB1984: The Appraised value of \$60 in 2023 as compared to \$400 in 2018 is a 85.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	60 60 60	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	150 150 150	150 150 150	Lease: 19364 Type: REAL Owner #: 201373 Legal: AOM 1-4 ERNEST OPERATING CO AB 3 BIRD T RRC #19364  .001752 Royalty Interest Category: G1 Railroad #: 19364  Agent: 574  HB1984: The Appraised value of \$150 in 2023 as compared to \$40 in 2018 is a 275.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	150 150 150	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	180 180 180	60 60 60	60 60 60	Lease: 19827 Type: REAL Owner #: 201373 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50%  .000659 Royalty Interest Category: G1 Railroad #: 19827  Agent: 574  HB1984: The Appraised value of \$60 in 2023 as compared to \$110 in 2018 is a 45.45% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	180 180 180	0 0 0	60 60 60	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	180 180 180	270 270 270	270 270 270	Lease: 22540 Type: REAL Owner #: 201373 Legal: ELISE UNIT 1 MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22540  .003817 Royalty Interest Category: G1 Railroad #: 22540  Agent: 574  HB1984: The Appraised value of \$270 in 2023 as compared to \$300 in 2018 is a 10.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	180 180 180	0 0 0	270 270 270	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	510 510 510	670 670 670	670 670 670	Lease: 22743 Type: REAL Owner #: 201373 Legal: LINCECUM -2- MAGNOLIA OIL & GAS AB 19 STEPHENS A R & 102 ESPER RRC #22743 LEE92%/WASH 8%  .001310 Royalty Interest Category: G1 Railroad #: 22743  Agent: 574  HB1984: The Appraised value of \$670 in 2023 as compared to \$740 in 2018 is a 9.46% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	510 510 510	0 0 0	670 670 670	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	80 80 80	80 80 80	Lease: 157285 Type: REAL Owner #: 201373 Legal: TARVER #1H MAGNOLIA OIL & GAS AB 98 ESTES A RRC #157285  .001369 Royalty Interest Category: G1 Railroad #: 157285  Agent: 574  HB1984: The Appraised value of \$80 in 2023 as compared to \$140 in 2018 is a 42.86% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	80 80 80	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	60 60 60	60 60 60	Lease: 720149 Type: REAL Owner #: 201373 Legal: HUMPHREY BENSON W#4 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC 12965  .001477 Royalty Interest Category: G1 Railroad #: 12965  Agent: 574  HB1984: The Appraised value of \$60 in 2023 as compared to \$50 in 2018 is a 20.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	60 60 60	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	2,720	0	3,620	
ROAD & BRIDGE	2,720	0	3,620	
DIME BOX ISD	1,490	0	1,710	
LEXINGTON ISD	0	350	0	
GIDDINGS ISD	1,030	0	1,560	

