

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

MATLOCK GIBB BLANKS
RUSSELL MATLOCK
24473 FM 47
WILLS POINT TX 75169



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: 171200 244

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		530	150	Lease: 19500 Type: REAL Owner #: 171200	
COKE CO FM & FC		530	150	Legal: BLANKS W C (G&H)	
COKE CO ESD		530	150	MORIAH OPERATING	
ROBERT LEE I&S		530	150	BLK 2 H&TC SEC 1,2,69,70,78,79	
ROBERT LEE M&O		530	150	RRC 3535	
UNDERGR WATER		530	150		
WEST COKE HOSP		530	150	.003472 Override Royalty	
HB1984: The Appraised value of \$150 in 2026				as compared to \$420 in 2021 is a 64.29% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	380	0	150		
COKE CO FM & FC	380	0	150		
COKE CO ESD	380	0	150		
ROBERT LEE I&S	380	0	150		
ROBERT LEE M&O	380	0	150		
UNDERGR WATER	380	0	150		
WEST COKE HOSP	380	0	150		

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	150	70	Lease: 46100 Type: REAL Owner #: 171200
COKE CO FM & FC	150	70	Legal: CENTRAL NATL BANK -A-
COKE CO ESD	150	70	CITATION O & G
ROBERT LEE I&S	150	70	A- 224 SEC 71/A-1739 SEC 72/
ROBERT LEE M&O	150	70	A-1742 SEC 80 BLK 2 H&TC
UNDERGR WATER	150	70	
WEST COKE HOSP	150	70	.003472 Royalty Interest
			Category: G1
			Railroad #: 717
HB1984: The Appraised value of \$70 in 2026 as compared to \$40 in 2021 is a 75.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	150	0	70
COKE CO FM & FC	150	0	70
COKE CO ESD	150	0	70
ROBERT LEE I&S	150	0	70
ROBERT LEE M&O	150	0	70
UNDERGR WATER	150	0	70
WEST COKE HOSP	150	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY		40	Lease: 118300 Type: REAL Owner #: 171200
COKE CO FM & FC		40	Legal: JOHNSON LOU E EST -B-
COKE CO ESD		40	QUAIL RIDGE PETRO
ROBERT LEE I&S		40	A-1892 SEC 26 BLK 2 H&TC
ROBERT LEE M&O		40	
UNDERGR WATER		40	
WEST COKE HOSP		40	.003473 Royalty Interest
			Category: G1
			Railroad #: 664
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	0	0	40
COKE CO FM & FC	0	0	40
COKE CO ESD	0	0	40
ROBERT LEE I&S	0	0	40
ROBERT LEE M&O	0	0	40
UNDERGR WATER	0	0	40
WEST COKE HOSP	0	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	3,330	960	Lease: 240149 Type: REAL Owner #: 171200
COKE CO FM & FC	3,330	960	Legal: BLANKS W C
COKE CO ESD	3,330	960	MORIAH OPERATING
ROBERT LEE I&S	3,330	960	B-2 S-1 2 69 70 78 79 RRC 3535
ROBERT LEE M&O	3,330	960	H&TC & INCL S J EVANS SUR
UNDERGR WATER	3,330	960	
WEST COKE HOSP	3,330	960	.003472 Royalty Interest
			Category: G1
			Railroad #: 3535
HB1984: The Appraised value of \$960 in 2026 as compared to \$2,640 in 2021 is a 63.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	2,450	0	960
COKE CO FM & FC	2,450	0	960
COKE CO ESD	2,450	0	960
ROBERT LEE I&S	2,450	0	960
ROBERT LEE M&O	2,450	0	960
UNDERGR WATER	2,450	0	960
WEST COKE HOSP	2,450	0	960

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	2,980	0	1,220		
COKE CO FM & FC	2,980	0	1,220		
COKE CO ESD	2,980	0	1,220		
ROBERT LEE I&S	2,980	0	1,220		
ROBERT LEE M&O	2,980	0	1,220		
UNDERGR WATER	2,980	0	1,220		
WEST COKE HOSP	2,980	0	1,220		