

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

BIRD MARIAN ALICE ESTATE  
% MARSHALL BIRD-EXECUTOR  
15909 MCNORTON  
SPLENDORA TX 77372-4192



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: 21950 41  
  
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		2,370	1,590	Lease: 240115	Type: REAL      Owner #: 21950
BRONTE ISD		2,370	1,590	Legal: RAWLINGS E C	
COKE CO FM & FC		2,370	1,590	T2S PERMIAN ACQUISIT	
UNDERGR WATER		2,370	1,590	A- 388 H&TC RR CO S453/B1A	
KICKAPOO WATER		2,370	1,590	RRC 17901	API 42-081-31685
EAST COKE HOSP		2,370	1,590		
COKE CO ESD		2,370	1,590	.007441 Royalty Interest	
				Category: G1	
No 2021 Hist				Railroad #: 17901	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	2,160	0	1,590		
BRONTE ISD	2,160	0	1,590		
COKE CO FM & FC	2,160	0	1,590		
UNDERGR WATER	2,160	0	1,590		
KICKAPOO WATER	2,160	0	1,590		
EAST COKE HOSP	2,160	0	1,590		
COKE CO ESD	2,160	0	1,590		

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		620	100	Lease: 240135    Type: REAL    Owner #:    21950	
BRONTE ISD		620	100	Legal: PALO PINTO UNIT	
COKE CO FM & FC		620	100	T2S PERMIAN ACQUISIT	
UNDERGR WATER		620	100	A- 779 SEC 450 BLK 1-A H&TC	
KICKAPOO WATER		620	100	RRC 2472	
EAST COKE HOSP		620	100		
COKE CO ESD		620	100	.000671 Royalty Interest	
				Category:        G1	
				Railroad #:                2472	
HB1984: The Appraised value of \$100 in 2026			as compared to \$170 in 2021	is a 41.18% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	390	0	100		
BRONTE ISD	390	0	100		
COKE CO FM & FC	390	0	100		
UNDERGR WATER	390	0	100		
KICKAPOO WATER	390	0	100		
EAST COKE HOSP	390	0	100		
COKE CO ESD	390	0	100		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	2,550	0	1,690		
BRONTE ISD	2,550	0	1,690		
COKE CO FM & FC	2,550	0	1,690		
UNDERGR WATER	2,550	0	1,690		
KICKAPOO WATER	2,550	0	1,690		
EAST COKE HOSP	2,550	0	1,690		
COKE CO ESD	2,550	0	1,690		