

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

RICHARDS STEPHEN C
9411 ISLAND CREEK LN
KNOXVILLE TN 37922-6733



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: 226350 331

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		900	670	Lease: 118500 Type: REAL Owner #: 226350	
COKE CO FM & FC		900	670	Legal: CHADBOURNE RANCH 431 -A-	
COKE CO ESD		900	670	P O & G OPERATING	
BRONTE ISD		900	670	A- 596 SEC 431 JOSE PEREZ	
UNDERGR WATER		900	670	RRC 13773 API 42-081-31635	
EAST COKE HOSP		900	670		
				.003085 Royalty Interest	
				Category: G1	
				Railroad #: 13773	
HB1984: The Appraised value of \$670 in 2026 as compared to \$520 in 2021 is a 28.85% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	900	0	670		
COKE CO FM & FC	900	0	670		
COKE CO ESD	900	0	670		
BRONTE ISD	900	0	670		
UNDERGR WATER	900	0	670		
EAST COKE HOSP	900	0	670		

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

