

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

SEVEN FALLS COMPANY
BAD ADDRESS
PR 5/2013



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: 246050 357 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	G	C 1,850	1,080	Lease: 87000 Type: REAL Owner #: 246050
COKE CO FM & FC	G	C 1,850	1,080	Legal: HILL & HARRIS -4-
COKE CO ESD		1,850	1,080	LAKESHORE OPERAT LLC
ROBERT LEE I&S	G	C 1,850	1,080	A- 646 SNYDER&VON ROSEBERG S/4
ROBERT LEE M&O	G	C 1,850	1,080	RRC 6958
UNDERGR WATER	G	C 1,850	1,080	Agent: 880
WEST COKE HOSP	G	C 1,850	1,080	.015625 Override Royalty
Deductions:				
(G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2021 Hist				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COKE COUNTY	0	1,080	0	
COKE CO FM & FC	0	1,080	0	
COKE CO ESD	400	0	1,080	
ROBERT LEE I&S	0	1,080	0	
ROBERT LEE M&O	0	1,080	0	
UNDERGR WATER	0	1,080	0	
WEST COKE HOSP	0	1,080	0	

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

