

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

STEPH GWIN HARRIS
PO BOX 6037
BOERNE TX 78006-6037



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: 260450 371

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		C	630	2,190	Lease: 84500 Type: REAL Owner #: 260450	
COKE CO FM & FC		C	630	2,190	Legal: HARRIS -12-	
COKE CO ESD		C	630	2,190	LAKESHORE OPERAT LLC	
ROBERT LEE I&S		C	630	2,190	A- 632 SEC 12 WINFIELD SCOTT	
ROBERT LEE M&O		C	630	2,190		
UNDERGR WATER		C	630	2,190		
WEST COKE HOSP		C	630	2,190	.015625 Royalty Interest	
					Category: G1	
					Railroad #: 12911	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2021 Hist						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COKE COUNTY		630		1,430	760	
COKE CO FM & FC		630		1,430	760	
COKE CO ESD		630		1,430	760	
ROBERT LEE I&S		630		1,430	760	
ROBERT LEE M&O		630		1,430	760	
UNDERGR WATER		630		1,430	760	
WEST COKE HOSP		630		1,430	760	

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	C 1,850	1,080	Lease: 87000 Type: REAL Owner #: 260450
COKE CO FM & FC	C 1,850	1,080	Legal: HILL & HARRIS -4-
COKE CO ESD	1,850	1,080	LAKESHORE OPERAT LLC
ROBERT LEE I&S	C 1,850	1,080	A- 646 SNYDER&VON ROSEBERG S/4
ROBERT LEE M&O	C 1,850	1,080	RRC 6958
UNDERGR WATER	C 1,850	1,080	
WEST COKE HOSP	C 1,850	1,080	.015625 Royalty Interest
			Category: G1
			Railroad #: 6958
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	400	600	480		
COKE CO FM & FC	400	600	480		
COKE CO ESD	400	0	1,080		
ROBERT LEE I&S	400	600	480		
ROBERT LEE M&O	400	600	480		
UNDERGR WATER	400	600	480		
WEST COKE HOSP	400	600	480		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	239,790	183,430	Lease: 240159 Type: REAL Owner #: 260450
COKE CO FM & FC	239,790	183,430	Legal: R H HARRIS ESTATE #47
ROBERT LEE I&S	239,790	183,430	CITATION OIL & GAS
ROBERT LEE M&O	239,790	183,430	SEC 1 A-650
UNDERGR WATER	239,790	183,430	RRC #22285
WEST COKE HOSP	239,790	183,430	
COKE CO ESD	239,790	183,430	.015625 Royalty Interest
			Category: G1
			Railroad #: 22285
No 2021 Hist			

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	145,960	0	183,430		
COKE CO FM & FC	145,960	0	183,430		
ROBERT LEE I&S	145,960	0	183,430		
ROBERT LEE M&O	145,960	0	183,430		
UNDERGR WATER	145,960	0	183,430		
WEST COKE HOSP	145,960	0	183,430		
COKE CO ESD	145,960	0	183,430		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	146,990	2,030	184,670		
COKE CO FM & FC	146,990	2,030	184,670		
COKE CO ESD	146,990	1,430	185,270		
ROBERT LEE I&S	146,990	2,030	184,670		
ROBERT LEE M&O	146,990	2,030	184,670		
UNDERGR WATER	146,990	2,030	184,670		
WEST COKE HOSP	146,990	2,030	184,670		