

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

WILKINSON JAN POWELL  
400 WILKINSON RANCH RD  
LEAKEY TX 78873-3129



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: 293850 416  
  
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		670	450	Lease: 240115      Type: REAL      Owner #: 293850	
BRONTE ISD		670	450	Legal: RAWLINGS E C	
COKE CO FM & FC		670	450	T2S PERMIAN ACQUISIT	
UNDERGR WATER		670	450	A- 388 H&TC RR CO S453/B1A	
KICKAPOO WATER		670	450	RRC 17901    API 42-081-31685	
EAST COKE HOSP		670	450		
COKE CO ESD		670	450	.002089 Royalty Interest	
				Category:        G1	
No 2021 Hist				Railroad #:                17901	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	610	0	450		
BRONTE ISD	610	0	450		
COKE CO FM & FC	610	0	450		
UNDERGR WATER	610	0	450		
KICKAPOO WATER	610	0	450		
EAST COKE HOSP	610	0	450		
COKE CO ESD	610	0	450		

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 BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	740 740 740 740 740 740 740	250 250 250 250 250 250 250	Lease: 240127 Type: REAL Owner #: 293850 Legal: CAMBRIAN UNIT T2S PERMIAN ACQUISIT VARIOUS ABSTRACT RRC 2473  .001772 Royalty Interest Category: G1 Railroad #: 2473
HB1984: The Appraised value of \$250 in 2026 as compared to \$980 in 2021 is a 74.49% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	740 740 740 740 740 740 740	0 0 0 0 0 0 0	250 250 250 250 250 250 250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	870 870 870 870 870 870 870	140 140 140 140 140 140 140	Lease: 240135 Type: REAL Owner #: 293850 Legal: PALO PINTO UNIT T2S PERMIAN ACQUISIT A- 779 SEC 450 BLK 1-A H&TC RRC 2472  .000937 Royalty Interest Category: G1 Railroad #: 2472
HB1984: The Appraised value of \$140 in 2026 as compared to \$190 in 2021 is a 26.32% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	870 870 870 870 870 870 870	0 0 0 0 0 0 0	140 140 140 140 140 140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	540 540 540 540 540 540 540	90 90 90 90 90 90 90	Lease: 240135 Type: REAL Owner #: 293850 Legal: PALO PINTO UNIT T2S PERMIAN ACQUISIT A- 779 SEC 450 BLK 1-A H&TC RRC 2472  .000582 Override Royalty Category: G1 Railroad #: 2472
HB1984: The Appraised value of \$90 in 2026 as compared to \$120 in 2021 is a 25.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	540 540 540 540 540 540 540	0 0 0 0 0 0 0	90 90 90 90 90 90 90

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY BRONTE ISD COKE CO FM & FC UNDERGR WATER KICKAPOO WATER EAST COKE HOSP COKE CO ESD	2,760 2,760 2,760 2,760 2,760 2,760 2,760	0 0 0 0 0 0 0	930 930 930 930 930 930 930		