

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

MONTGOMERY CONSULTING LLC  
\*\*BAD ADDRESS\*\*



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: 307348 272

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 360	560	Lease: 133300 Type: REAL Owner #: 307348
COKE CO FM & FC	C 360	560	Legal: MENIELLE L B #24
COKE CO ESD	C 360	560	CITATION OIL & GAS
ROBERT LEE I&S	C 360	560	A-1324 SEC 484 D ALLEN
ROBERT LEE M&O	C 360	560	RRC 155941
UNDERGR WATER	C 360	560	
WEST COKE HOSP	C 360	560	Agent: 880
			.000101 Royalty Interest
			Category: G1
			Railroad #: 155941
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$560 in 2026 as compared to \$50 in 2021 is a 1020.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	360	130	430
COKE CO FM & FC	360	130	430
COKE CO ESD	360	130	430
ROBERT LEE I&S	360	130	430
ROBERT LEE M&O	360	130	430
UNDERGR WATER	360	130	430
WEST COKE HOSP	360	130	430

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	3,880	2,800	Lease: 133400 Type: REAL Owner #: 307348
COKE CO FM & FC	3,880	2,800	Legal: MENIELLE L B #25
COKE CO ESD	3,880	2,800	CITATION OIL & GAS
ROBERT LEE I&S	3,880	2,800	A-1324 SEC 484 D ALLEN
ROBERT LEE M&O	3,880	2,800	RRC 13876
UNDERGR WATER	3,880	2,800	Agent: 880
WEST COKE HOSP	3,880	2,800	.000101 Royalty Interest
HB1984: The Appraised value of \$2,800 in 2026 as compared to \$950 in 2021 is a 194.74% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	3,880	0	2,800
COKE CO FM & FC	3,880	0	2,800
COKE CO ESD	3,880	0	2,800
ROBERT LEE I&S	3,880	0	2,800
ROBERT LEE M&O	3,880	0	2,800
UNDERGR WATER	3,880	0	2,800
WEST COKE HOSP	3,880	0	2,800

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	4,240	130	3,230		
COKE CO FM & FC	4,240	130	3,230		
COKE CO ESD	4,240	130	3,230		
ROBERT LEE I&S	4,240	130	3,230		
ROBERT LEE M&O	4,240	130	3,230		
UNDERGR WATER	4,240	130	3,230		
WEST COKE HOSP	4,240	130	3,230		