

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

CAP RIDGE WIND IV LLC
PROPERTY TAX-PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408-2657



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: 307558 70
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	7,573,630	7,573,630	Seq: 9900005 Type: REAL Owner #: 307558		
COKE CO FM & FC	7,573,630	7,573,630	Legal: RENEWABLE WIND GENERATION		
ROBERT LEE I&S	7,573,630	7,573,630	33 TURBINES		
ROBERT LEE M&O	7,573,630	7,573,630	75 TOTAL TURBINES		
UNDERGR WATER	7,573,630	7,573,630			
COKE CO ESD	7,573,630	7,573,630			
WEST COKE HOSP	7,573,630	7,573,630			
			Category: F2 REAL - INDUSTRIAL IMPROVEMENTS		
HB1984: The Appraised value of \$7,573,630 in 2026 as compared to \$23,364,000 in 2021 is a 67.56% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	7,573,630	0	7,573,630		
COKE CO FM & FC	7,573,630	0	7,573,630		
ROBERT LEE I&S	7,573,630	0	7,573,630		
ROBERT LEE M&O	7,573,630	0	7,573,630		
UNDERGR WATER	7,573,630	0	7,573,630		
COKE CO ESD	7,573,630	0	7,573,630		
WEST COKE HOSP	7,573,630	0	7,573,630		

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

