

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

MCGINN JEANIE FOST GST TRUST  
M FOSTER/TOMMY CORBELL-TTEE  
PO BOX 1058  
STERLING CITY TX 76951-1058



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: 308130 251  
  
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		170	190	Lease: 135400    Type: REAL    Owner #: 308130	
COKE CO FM & FC		170	190	Legal: MILLICAN REEF UNIT	
COKE CO ESD		170	190	GUNGOLL CARL E EXPLO	
ROBERT LEE I&S		170	190	BLK 2 H&TC VARIOUS SURVEYS	
ROBERT LEE M&O		170	190	RRC 10733/60781/66715/105701	
UNDERGR WATER		170	190		
WEST COKE HOSP		170	190	.000296 Royalty Interest	
HB1984: The Appraised value of \$190 in 2026		as compared to		\$70 in 2021 is a 171.43% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	170	0	190		
COKE CO FM & FC	170	0	190		
COKE CO ESD	170	0	190		
ROBERT LEE I&S	170	0	190		
ROBERT LEE M&O	170	0	190		
UNDERGR WATER	170	0	190		
WEST COKE HOSP	170	0	190		

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	3,550	2,410	Lease: 240124 Type: REAL Owner #: 308130
ROBERT LEE I&S	3,550	2,410	Legal: PRICE 1H
ROBERT LEE M&O	3,550	2,410	OWL OPS LLC
COKE CO FM & FC	3,550	2,410	A-1672 WOOD JW/H&TC S160 B2
UNDERGR WATER	3,550	2,410	RRC 43788 API 42-081-32048
WEST COKE HOSP	3,550	2,410	
COKE CO ESD	3,550	2,410	.002604 Royalty Interest
HB1984: The Appraised value of \$2,410 in 2026 as compared to \$630 in 2021 is a 282.54% increase.			Category: G1
			Railroad #: 43788
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	3,550	0	2,410
ROBERT LEE I&S	3,550	0	2,410
ROBERT LEE M&O	3,550	0	2,410
COKE CO FM & FC	3,550	0	2,410
UNDERGR WATER	3,550	0	2,410
WEST COKE HOSP	3,550	0	2,410
COKE CO ESD	3,550	0	2,410

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	3,720	0	2,600		
COKE CO FM & FC	3,720	0	2,600		
COKE CO ESD	3,720	0	2,600		
ROBERT LEE I&S	3,720	0	2,600		
ROBERT LEE M&O	3,720	0	2,600		
UNDERGR WATER	3,720	0	2,600		
WEST COKE HOSP	3,720	0	2,600		