

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

BERG JULIA RYON
4909 HIBISCUS VALLEY DR
AUSTIN TX 78739-1476



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: 308669 38
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	390	110	Lease: 19500 Type: REAL Owner #: 308669
COKE CO FM & FC	390	110	Legal: BLANKS W C (G&H)
COKE CO ESD	390	110	MORIAH OPERATING
ROBERT LEE I&S	390	110	BLK 2 H&TC SEC 1,2,69,70,78,79
ROBERT LEE M&O	390	110	RRC 3535
UNDERGR WATER	390	110	
WEST COKE HOSP	390	110	.002604 Royalty Interest
HB1984: The Appraised value of \$110 in 2026 as compared to \$310 in 2021 is a 64.52% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	290	0	110
COKE CO FM & FC	290	0	110
COKE CO ESD	290	0	110
ROBERT LEE I&S	290	0	110
ROBERT LEE M&O	290	0	110
UNDERGR WATER	290	0	110
WEST COKE HOSP	290	0	110

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	120	50	Lease: 46100 Type: REAL Owner #: 308669
COKE CO FM & FC	120	50	Legal: CENTRAL NATL BANK -A-
COKE CO ESD	120	50	CITATION O & G
ROBERT LEE I&S	120	50	A- 224 SEC 71/A-1739 SEC 72/
ROBERT LEE M&O	120	50	A-1742 SEC 80 BLK 2 H&TC
UNDERGR WATER	120	50	
WEST COKE HOSP	120	50	.002604 Royalty Interest
			Category: G1
			Railroad #: 717
HB1984: The Appraised value of \$50 in 2026 as compared to \$30 in 2021 is a 66.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	120	0	50
COKE CO FM & FC	120	0	50
COKE CO ESD	120	0	50
ROBERT LEE I&S	120	0	50
ROBERT LEE M&O	120	0	50
UNDERGR WATER	120	0	50
WEST COKE HOSP	120	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY		30	Lease: 118300 Type: REAL Owner #: 308669
COKE CO FM & FC		30	Legal: JOHNSON LOU E EST -B-
COKE CO ESD		30	QUAIL RIDGE PETRO
ROBERT LEE I&S		30	A-1892 SEC 26 BLK 2 H&TC
ROBERT LEE M&O		30	
UNDERGR WATER		30	.002604 Royalty Interest
WEST COKE HOSP		30	Category: G1
			Railroad #: 664
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	0	0	30
COKE CO FM & FC	0	0	30
COKE CO ESD	0	0	30
ROBERT LEE I&S	0	0	30
ROBERT LEE M&O	0	0	30
UNDERGR WATER	0	0	30
WEST COKE HOSP	0	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	2,500	720	Lease: 240149 Type: REAL Owner #: 308669
COKE CO FM & FC	2,500	720	Legal: BLANKS W C
COKE CO ESD	2,500	720	MORIAH OPERATING
ROBERT LEE I&S	2,500	720	B-2 S-1 2 69 70 78 79 RRC 3535
ROBERT LEE M&O	2,500	720	H&TC & INCL S J EVANS SUR
UNDERGR WATER	2,500	720	
WEST COKE HOSP	2,500	720	.002604 Royalty Interest
			Category: G1
			Railroad #: 3535
HB1984: The Appraised value of \$720 in 2026 as compared to \$1,980 in 2021 is a 63.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	1,840	0	720
COKE CO FM & FC	1,840	0	720
COKE CO ESD	1,840	0	720
ROBERT LEE I&S	1,840	0	720
ROBERT LEE M&O	1,840	0	720
UNDERGR WATER	1,840	0	720
WEST COKE HOSP	1,840	0	720

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	2,250	0	910		
COKE CO FM & FC	2,250	0	910		
COKE CO ESD	2,250	0	910		
ROBERT LEE I&S	2,250	0	910		
ROBERT LEE M&O	2,250	0	910		
UNDERGR WATER	2,250	0	910		
WEST COKE HOSP	2,250	0	910		