

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

PHILBIN H CHARLOTTE EXEMPT TR  
2304 MIDWESTERN PKWY STE 200  
WICHITA FALLS TX 76308



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: 309159 297  
  
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		990	280	Lease: 19500      Type: REAL      Owner #: 309159		
COKE CO FM & FC		990	280	Legal: BLANKS W C (G&H)		
COKE CO ESD		990	280	MORIAH OPERATING		
ROBERT LEE I&S		990	280	BLK 2 H&TC SEC 1,2,69,70,78,79		
ROBERT LEE M&O		990	280	RRC 3535		
UNDERGR WATER		990	280			
WEST COKE HOSP		990	280	.006504 Override Royalty		
				Category: G1		
				Railroad #: 3535		
HB1984: The Appraised value of \$280 in 2026				as compared to \$780 in 2021 is a 64.10% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY		720	0	280		
COKE CO FM & FC		720	0	280		
COKE CO ESD		720	0	280		
ROBERT LEE I&S		720	0	280		
ROBERT LEE M&O		720	0	280		
UNDERGR WATER		720	0	280		
WEST COKE HOSP		720	0	280		

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	5,970	1,720	Lease: 240149 Type: REAL Owner #: 309159
COKE CO FM & FC	5,970	1,720	Legal: BLANKS W C
COKE CO ESD	5,970	1,720	MORIAH OPERATING
ROBERT LEE I&S	5,970	1,720	B-2 S-1 2 69 70 78 79 RRC 3535
ROBERT LEE M&O	5,970	1,720	H&TC & INCL S J EVANS SUR
UNDERGR WATER	5,970	1,720	
WEST COKE HOSP	5,970	1,720	.006227 Override Royalty
HB1984: The Appraised value of \$1,720 in 2026 as compared to \$4,730 in 2021 is a 63.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	4,380	0	1,720
COKE CO FM & FC	4,380	0	1,720
COKE CO ESD	4,380	0	1,720
ROBERT LEE I&S	4,380	0	1,720
ROBERT LEE M&O	4,380	0	1,720
UNDERGR WATER	4,380	0	1,720
WEST COKE HOSP	4,380	0	1,720

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	5,100	0	2,000		
COKE CO FM & FC	5,100	0	2,000		
COKE CO ESD	5,100	0	2,000		
ROBERT LEE I&S	5,100	0	2,000		
ROBERT LEE M&O	5,100	0	2,000		
UNDERGR WATER	5,100	0	2,000		
WEST COKE HOSP	5,100	0	2,000		