

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

VAUGHN JAMES LYNN
PO BOX 103
BRONTE TX 76933



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: 309273 403
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	1,430	1,580	Lease: 240117 Type: REAL Owner #: 309273	
BRONTE ISD		C	1,430	1,580	Legal: BRUNSON "C" #316	
COKE CO FM & FC		C	1,430	1,580	T2S PERMIAN ACQUISIT	
UNDERGR WATER		C	1,430	1,580	A- 134 EASTLAND N SEC 331	
KICKAPOO WATER		C	1,430	1,580	RRC 18102 API 42-081-31953	
EAST COKE HOSP		C	1,430	1,580		
COKE CO ESD			1,430	1,580	.002889 Royalty Interest	
					Category: G1	
					Railroad #: 18102	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2021 Hist						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COKE COUNTY		810		610	970	
BRONTE ISD		810		610	970	
COKE CO FM & FC		810		610	970	
UNDERGR WATER		810		610	970	
KICKAPOO WATER		810		610	970	
EAST COKE HOSP		810		610	970	
COKE CO ESD		810		0	1,580	

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	310	100	Lease: 240127 Type: REAL Owner #: 309273
BRONTE ISD	310	100	Legal: CAMBRIAN UNIT
COKE CO FM & FC	310	100	T2S PERMIAN ACQUISIT
UNDERGR WATER	310	100	VARIOUS ABSTRACT
KICKAPOO WATER	310	100	RRC 2473
EAST COKE HOSP	310	100	
COKE CO ESD	310	100	.000747 Royalty Interest
HB1984: The Appraised value of \$100 in 2026 as compared to \$540 in 2021 is a 81.48% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	310	0	100
BRONTE ISD	310	0	100
COKE CO FM & FC	310	0	100
UNDERGR WATER	310	0	100
KICKAPOO WATER	310	0	100
EAST COKE HOSP	310	0	100
COKE CO ESD	310	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COKE COUNTY	760	120	Lease: 240135 Type: REAL Owner #: 309273
BRONTE ISD	760	120	Legal: PALO PINTO UNIT
COKE CO FM & FC	760	120	T2S PERMIAN ACQUISIT
UNDERGR WATER	760	120	A- 779 SEC 450 BLK 1-A H&TC
KICKAPOO WATER	760	120	RRC 2472
EAST COKE HOSP	760	120	
COKE CO ESD	760	120	.000815 Royalty Interest
HB1984: The Appraised value of \$120 in 2026 as compared to \$210 in 2021 is a 42.86% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COKE COUNTY	480	0	120
BRONTE ISD	480	0	120
COKE CO FM & FC	480	0	120
UNDERGR WATER	480	0	120
KICKAPOO WATER	480	0	120
EAST COKE HOSP	480	0	120
COKE CO ESD	480	0	120

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COKE COUNTY	1,600	610	1,190		
BRONTE ISD	1,600	610	1,190		
COKE CO FM & FC	1,600	610	1,190		
UNDERGR WATER	1,600	610	1,190		
KICKAPOO WATER	1,600	610	1,190		
EAST COKE HOSP	1,600	610	1,190		
COKE CO ESD	1,600	0	1,800		