

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

SPA-CHADBOURNE LP  
% KIRKWOOD & DARBY INC  
2601 SCOTT AVENUE #400  
FORT WORTH TX 76103



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:	309370 366
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		13,670	10,180	Lease: 118500    Type: REAL    Owner #: 309370	
COKE CO FM & FC		13,670	10,180	Legal: CHADBOURNE RANCH 431 -A-	
COKE CO ESD		13,670	10,180	P O & G OPERATING	
BRONTE ISD		13,670	10,180	A- 596 SEC 431 JOSE PEREZ	
UNDERGR WATER		13,670	10,180	RRC 13773    API 42-081-31635	
EAST COKE HOSP		13,670	10,180	Agent: 300	
No 2021 Hist				.046875 Royalty Interest	
				Category: G1	
				Railroad #: 13773	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COKE COUNTY	13,670	0	10,180		
COKE CO FM & FC	13,670	0	10,180		
COKE CO ESD	13,670	0	10,180		
BRONTE ISD	13,670	0	10,180		
UNDERGR WATER	13,670	0	10,180		
EAST COKE HOSP	13,670	0	10,180		

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

