

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

FITTING ROBERT D TRUST
DIKKA FITTING
117 NW 42ND AVE STE CU 2
MIAMI FL 33126



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: 88200 134

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		24,970	28,100	Lease: 135400 Type: REAL Owner #: 88200	
COKE CO FM & FC		24,970	28,100	Legal: MILLICAN REEF UNIT	
COKE CO ESD		24,970	28,100	GUNGOLL CARL E EXPLO	
ROBERT LEE I&S		24,970	28,100	BLK 2 H&TC VARIOUS SURVEYS	
ROBERT LEE M&O		24,970	28,100	RRC 10733/60781/66715/105701	
UNDERGR WATER		24,970	28,100		
WEST COKE HOSP		24,970	28,100	.043750 Override Royalty	
				Category: G1	
				Railroad #: 10733	
HB1984: The Appraised value of \$28,100 in 2026 as compared to \$9,760 in 2021 is a 187.91% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COKE COUNTY		24,970	0	28,100	
COKE CO FM & FC		24,970	0	28,100	
COKE CO ESD		24,970	0	28,100	
ROBERT LEE I&S		24,970	0	28,100	
ROBERT LEE M&O		24,970	0	28,100	
UNDERGR WATER		24,970	0	28,100	
WEST COKE HOSP		24,970	0	28,100	

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

