

This is NOT a Tax Statement      **Notice Of Appraised Value**      Do NOT Pay From This Notice

MEDINA CENTRAL APPRAISAL DIST  
1410 AVENUE K  
HONDO TX 78861

830-741-3035

cs@medinacad.org

SELVA MICHAEL A & DINA R  
6446 BABCOCK RD UNIT 6  
SAN ANTONIO TX 78249



APPRAISAL YEAR 2026	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/24/2026 AT: 9:00 AM
MEDINA CENTRAL APPRAISAL DIST	
1410 AVENUE K	
HONDO, TEXAS 78861	
QUESTIONS ABOUT OIL/GAS VALUES	
PLEASE CALL PRITCHARD & ABBOTT	
(832) 243-9600	
Protest Deadline:	6-04-2026
ARB Hearing:	6-24-2026
Owner:	701656 160
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR	
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE	
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
PANDAI.COM PASSWORD:	WI9TgvB16V

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
COUNTY	1,720	1,090	Lease: 1140 Type: REAL Owner #: 701656
MEDINA CO HOSP	1,720	1,090	Legal: WILSON, J N
FARM TO MKT RD	1,720	1,090	KLAEGER OPERATING CO
GROUNDWATER DST	1,720	1,090	P DURST SUR #15
DEVINE ISD	1,720	1,090	RRC 1719
FED 7DEVINE EMS	1,720	1,090	
FED 2DEVINE VFD	1,720	1,090	.006944 Royalty Interest
HB1984: The Appraised value of \$1,090 in 2026 as compared to \$190 in 2021 is a 473.68% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,010	0	1,090
MEDINA CO HOSP	1,010	0	1,090
FARM TO MKT RD	1,010	0	1,090
GROUNDWATER DST	1,010	0	1,090
DEVINE ISD	1,010	0	1,090
FED 7DEVINE EMS	1,010	0	1,090
FED 2DEVINE VFD	1,010	0	1,090

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,

JOHNETTE DIXON  
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	1,260	680	Lease: 1240	Type: REAL Owner #: 701656
MEDINA CO HOSP	C	1,260	680	Legal: WILSON, J N -C-	
FARM TO MKT RD	C	1,260	680	KLAEGER OPERATING CO	
GROUNDWATER DST	C	1,260	680	V TSCHANE SUR #250	
DEVINE ISD	C	1,260	680	RRC 2032	
FED 7DEVINE EMS	C	1,260	680		
FED 2DEVINE VFD	C	1,260	680	.006945 Royalty Interest	
				Category: G1	
				Railroad #: 2032	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$680 in 2026 as compared to \$130 in 2021 is a 423.08% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	500	80	600		
MEDINA CO HOSP	500	80	600		
FARM TO MKT RD	500	80	600		
GROUNDWATER DST	500	80	600		
DEVINE ISD	500	80	600		
FED 7DEVINE EMS	500	80	600		
FED 2DEVINE VFD	500	80	600		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,510	80	1,690		
MEDINA CO HOSP	1,510	80	1,690		
FARM TO MKT RD	1,510	80	1,690		
GROUNDWATER DST	1,510	80	1,690		
DEVINE ISD	1,510	80	1,690		
FED 7DEVINE EMS	1,510	80	1,690		
FED 2DEVINE VFD	1,510	80	1,690		