

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

3B RANCH  
% LONE OAK PROPERTY TAX SERVIC  
PO BOX 311863  
NEW BRAUNFELS TX 78131



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: 701751 27  
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
COUNTY	130,090	79,490	Lease: 79 Type: REAL Owner #: 701751
MEDINA CO HOSP	130,090	79,490	Legal: BARRERA, CARLOS M UNIT
FARM TO MKT RD	130,090	79,490	3B RANCH
GROUNDWATER DST	130,090	79,490	AB 447 A CAMPBELL SUR
NATALIA ISD	130,090	79,490	RRC 7206
FED 7DEVINE EMS	130,090	79,490	Agent: 324
FED 5 NATAL VFD	130,090	79,490	1.000000 Working Interest
HB1984: The Appraised value of \$79,490 in 2026 as compared to \$29,520 in 2021 is a 169.28% increase.			Category: G1
			Railroad #: 7206
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	123,930	0	79,490
MEDINA CO HOSP	123,930	0	79,490
FARM TO MKT RD	123,930	0	79,490
GROUNDWATER DST	123,930	0	79,490
NATALIA ISD	123,930	0	79,490
FED 7DEVINE EMS	123,930	0	79,490
FED 5 NATAL VFD	123,930	0	79,490

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	129,130	85,940	Lease: 765 Type: REAL Owner #: 701751
MEDINA CO HOSP	129,130	85,940	Legal: NEWMAN, LEE R
FARM TO MKT RD	129,130	85,940	3B RANCH
GROUNDWATER DST	129,130	85,940	AB 1373 M W DIKES SUR #421
MEDINA VLLY ISD	129,130	85,940	RRC 3772
FED 1 MED CO #1	129,130	85,940	Agent: 324
1.000000 Working Interest			
Category: G1			
Railroad #: 3772			
HB1984: The Appraised value of \$85,940 in 2026 as compared to \$31,150 in 2021 is a 175.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	129,130	0	85,940
MEDINA CO HOSP	129,130	0	85,940
FARM TO MKT RD	129,130	0	85,940
GROUNDWATER DST	129,130	0	85,940
MEDINA VLLY ISD	129,130	0	85,940
FED 1 MED CO #1	129,130	0	85,940

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	253,060	0	165,430
MEDINA CO HOSP	253,060	0	165,430
FARM TO MKT RD	253,060	0	165,430
GROUNDWATER DST	253,060	0	165,430
NATALIA ISD	123,930	0	79,490
FED 7DEVINE EMS	123,930	0	79,490
FED 5 NATAL VFD	123,930	0	79,490
MEDINA VLLY ISD	129,130	0	85,940
FED 1 MED CO #1	129,130	0	85,940