

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

ABBEY ROBERT M
PO BOX 781029
SAN ANTONIO TX 78278-1029



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: 701953 43 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S. PANDAI.COM PASSWORD: S5Pntp7DVG	
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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		C	890	580	Lease: 855	Type: REAL	Owner #: 701953
MEDINA CO HOSP		C	890	580	Legal: ROGERS, F H		
FARM TO MKT RD		C	890	580	AAA OIL COMPANY		
GROUNDWATER DST		C	890	580	AB 407 NICOLAS GEORGE SUR #6		
DEVINE ISD		C	890	580	RRC 6435		
FED 7DEVINE EMS		C	890	580			
FED 2DEVINE VFD		C	890	580	.031250 Override Royalty		
					Category: G1		
					Railroad #: 6435		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$580 in 2026 as compared to \$100 in 2021 is a 480.00% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		420		80	500		
MEDINA CO HOSP		420		80	500		
FARM TO MKT RD		420		80	500		
GROUNDWATER DST		420		80	500		
DEVINE ISD		420		80	500		
FED 7DEVINE EMS		420		80	500		
FED 2DEVINE VFD		420		80	500		

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

