

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

MICROSOFT CORPORATION
% RYAN LLC
8101 WINDROSE AVE #2000 LB4
PLANO TX 79024



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:	702225 34
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		55,571,330	70,788,970	Seq: 9900005 Type: REAL Owner #: 702225	
MEDINA CO HOSP		55,571,330	70,788,970	Legal: IMPROVEMENTS-SAT 13	
FARM TO MKT RD		55,571,330	70,788,970		
GROUNDWATER DST		55,571,330	70,788,970	LAMBDA DR	
PCT #2 SPEC RD		55,571,330	70,788,970	227,540 SQ FT	
MEDINA VLLY ISD		55,571,330	70,788,970	Agent: 084	
FED 1 MED CO #1		55,571,330	70,788,970	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$70,788,970 in 2026 as compared to \$13,607,910 in 2021 is an increase of 406.2% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	55,571,330	0	70,788,970		
MEDINA CO HOSP	55,571,330	0	70,788,970		
FARM TO MKT RD	55,571,330	0	70,788,970		
GROUNDWATER DST	55,571,330	0	70,788,970		
PCT #2 SPEC RD	55,571,330	0	70,788,970		
MEDINA VLLY ISD	55,571,330	0	70,788,970		
FED 1 MED CO #1	55,571,330	0	70,788,970		

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	12,980,620	13,234,000	Seq: 9900010 Type: REAL Owner #: 702225
MEDINA CO HOSP	12,980,620	13,234,000	Legal: IMPROVEMENTS-SAT 46
FARM TO MKT RD	12,980,620	13,234,000	
GROUNDWATER DST	12,980,620	13,234,000	LAMBDA DR
PCT #2 SPEC RD	12,980,620	13,234,000	39,500 SQ FT
MEDINA VLLY ISD	12,980,620	13,234,000	Agent: 084
FED 1 MED CO #1	12,980,620	13,234,000	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
No 2021 Hist			Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	12,980,620	0	13,234,000
MEDINA CO HOSP	12,980,620	0	13,234,000
FARM TO MKT RD	12,980,620	0	13,234,000
GROUNDWATER DST	12,980,620	0	13,234,000
PCT #2 SPEC RD	12,980,620	0	13,234,000
MEDINA VLLY ISD	12,980,620	0	13,234,000
FED 1 MED CO #1	12,980,620	0	13,234,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	41,791,210	61,034,370	Seq: 9900015 Type: REAL Owner #: 702225
MEDINA CO HOSP	41,791,210	61,034,370	Legal: IMPROVEMENTS - SAT 80
FARM TO MKT RD	41,791,210	61,034,370	CWIP-3 COLOS AS OF 2026
GROUNDWATER DST	41,791,210	61,034,370	70%
PCT #2 SPEC RD	41,791,210	61,034,370	NEW SITE CASTROVILLE
MEDINA VLLY ISD	41,791,210	61,034,370	Agent: 084
FED 1 MED CO #1	41,791,210	61,034,370	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
No 2021 Hist			Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	41,791,210	0	61,034,370
MEDINA CO HOSP	41,791,210	0	61,034,370
FARM TO MKT RD	41,791,210	0	61,034,370
GROUNDWATER DST	41,791,210	0	61,034,370
PCT #2 SPEC RD	41,791,210	0	61,034,370
MEDINA VLLY ISD	41,791,210	0	61,034,370
FED 1 MED CO #1	41,791,210	0	61,034,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	13,476,740	34,866,780	Seq: 9900020 Type: REAL Owner #: 702225
MEDINA CO HOSP	13,476,740	34,866,780	Legal: IMPROVEMENTS SAT 81
FARM TO MKT RD	13,476,740	34,866,780	CWIP-1 COLO AS OF 1/1/26
GROUNDWATER DST	13,476,740	34,866,780	ADDITION 2026 40%
PCT #2 SPEC RD	13,476,740	34,866,780	CASTROVILLE
MEDINA VLLY ISD	13,476,740	34,866,780	Agent: 084
FED 1 MED CO #1	13,476,740	34,866,780	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
No 2021 Hist			Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	13,476,740	0	34,866,780
MEDINA CO HOSP	13,476,740	0	34,866,780
FARM TO MKT RD	13,476,740	0	34,866,780
GROUNDWATER DST	13,476,740	0	34,866,780
PCT #2 SPEC RD	13,476,740	0	34,866,780
MEDINA VLLY ISD	13,476,740	0	34,866,780
FED 1 MED CO #1	13,476,740	0	34,866,780

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	123,819,900	0	179,924,120		
MEDINA CO HOSP	123,819,900	0	179,924,120		
FARM TO MKT RD	123,819,900	0	179,924,120		
GROUNDWATER DST	123,819,900	0	179,924,120		
PCT #2 SPEC RD	123,819,900	0	179,924,120		
MEDINA VLLY ISD	123,819,900	0	179,924,120		
FED 1 MED CO #1	123,819,900	0	179,924,120		