

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: 702324 35  
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	145B	412,597,590	340,608,490	SEQ: 9900010	Type: PERSONAL Owner #: 702324
MEDINA CO HOSP	145B	412,597,590	340,608,490	Legal: POS/MAINFRAMES/SERVERS	
FARM TO MKT RD	145B	412,597,590	340,608,490		
GROUNDWATER DST	145B	412,597,590	340,608,490	15000 LAMBDA DR	
PCT #2 SPEC RD	145B	412,597,590	340,608,490		Agent: 084
MEDINA VLLY ISD	145B	412,597,590	340,608,490		
FED 1 MED CO #1	145B	412,597,590	340,608,490	Category: L20 INDUS.- COMPUTERS	Rendered: Yes
Deductions: (145B) = HB9 EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		412,597,590	125,000	340,483,490	
MEDINA CO HOSP		412,597,590	125,000	340,483,490	
FARM TO MKT RD		412,597,590	125,000	340,483,490	
GROUNDWATER DST		412,597,590	125,000	340,483,490	
PCT #2 SPEC RD		412,597,590	125,000	340,483,490	
MEDINA VLLY ISD		412,597,590	125,000	340,483,490	
FED 1 MED CO #1		412,597,590	125,000	340,483,490	

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		41,967,740	36,169,410	SEQ: 9900015	Type: PERSONAL Owner #: 702324
MEDINA CO HOSP		41,967,740	36,169,410	Legal: FURNITURE & FIXTURES	
FARM TO MKT RD		41,967,740	36,169,410	15000 LAMBDA DR	
GROUNDWATER DST		41,967,740	36,169,410	Agent: 084	
PCT #2 SPEC RD		41,967,740	36,169,410	Category: L2J INDUS.- FURNITURE & FIXTURES	
MEDINA VLLY ISD		41,967,740	36,169,410	Rendered: Yes	
FED 1 MED CO #1		41,967,740	36,169,410		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		41,967,740	0	36,169,410	
MEDINA CO HOSP		41,967,740	0	36,169,410	
FARM TO MKT RD		41,967,740	0	36,169,410	
GROUNDWATER DST		41,967,740	0	36,169,410	
PCT #2 SPEC RD		41,967,740	0	36,169,410	
MEDINA VLLY ISD		41,967,740	0	36,169,410	
FED 1 MED CO #1		41,967,740	0	36,169,410	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		4,370	7,560	SEQ: 9900020	Type: PERSONAL Owner #: 702324
MEDINA CO HOSP		4,370	7,560	Legal: INVENTORY & SUPPLIES	
FARM TO MKT RD		4,370	7,560	Agent: 084	
GROUNDWATER DST		4,370	7,560	Category: L2C INDUS.- INVENTORY	
PCT #2 SPEC RD		4,370	7,560	Rendered: Yes	
MEDINA VLLY ISD		4,370	7,560		
FED 1 MED CO #1		4,370	7,560		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		4,370	0	7,560	
MEDINA CO HOSP		4,370	0	7,560	
FARM TO MKT RD		4,370	0	7,560	
GROUNDWATER DST		4,370	0	7,560	
PCT #2 SPEC RD		4,370	0	7,560	
MEDINA VLLY ISD		4,370	0	7,560	
FED 1 MED CO #1		4,370	0	7,560	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145B	66,950	104,950	SEQ: 9900025	Type: PERSONAL Owner #: 702324
MEDINA CO HOSP	145B	66,950	104,950	Legal: COMPUTERS	
FARM TO MKT RD	145B	66,950	104,950	3354 FM 471 N CASTROVILLE	
GROUNDWATER DST	145B	66,950	104,950	Agent: 084	
PCT #2 SPEC RD	145B	66,950	104,950	Category: L2O INDUS.- COMPUTERS	
MEDINA VLLY ISD	145B	66,950	104,950	Rendered: Yes	
FED 1 MED CO #1	145B	66,950	104,950		
Deductions: (145B) = HB9 EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		66,950	104,950	0	
MEDINA CO HOSP		66,950	104,950	0	
FARM TO MKT RD		66,950	104,950	0	
GROUNDWATER DST		66,950	104,950	0	
PCT #2 SPEC RD		66,950	104,950	0	
MEDINA VLLY ISD		66,950	104,950	0	
FED 1 MED CO #1		66,950	104,950	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145B	38,642,110	118,115,670	SEQ: 9900030	Type: PERSONAL Owner #: 702324
MEDINA CO HOSP	145B	38,642,110	118,115,670	Legal: POS/MAINFRAMES/SERVERS	
FARM TO MKT RD	145B	38,642,110	118,115,670	3354 FM 471 N	
GROUNDWATER DST	145B	38,642,110	118,115,670		
PCT #2 SPEC RD	145B	38,642,110	118,115,670		
MEDINA VLLY ISD	145B	38,642,110	118,115,670		Agent: 084
FED 1 MED CO #1	145B	38,642,110	118,115,670		
Deductions: (145B) = HB9 EXEMPTION				Category: L20 INDUS.- COMPUTERS	Rendered: Yes

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	38,642,110	20,050	118,095,620		
MEDINA CO HOSP	38,642,110	20,050	118,095,620		
FARM TO MKT RD	38,642,110	20,050	118,095,620		
GROUNDWATER DST	38,642,110	20,050	118,095,620		
PCT #2 SPEC RD	38,642,110	20,050	118,095,620		
MEDINA VLLY ISD	38,642,110	20,050	118,095,620		
FED 1 MED CO #1	38,642,110	20,050	118,095,620		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		1,439,550	46,662,810	SEQ: 9900035	Type: PERSONAL Owner #: 702324
MEDINA CO HOSP		1,439,550	46,662,810	Legal: FURNITURE & FIXTURES	
FARM TO MKT RD		1,439,550	46,662,810	3354 FM 471 N	
GROUNDWATER DST		1,439,550	46,662,810	OFFICE EQUIP	
PCT #2 SPEC RD		1,439,550	46,662,810		
MEDINA VLLY ISD		1,439,550	46,662,810		Agent: 084
FED 1 MED CO #1		1,439,550	46,662,810		
				Category: L2J INDUS.- FURNITURE & FIXTURES	Rendered: Yes

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,439,550	0	46,662,810		
MEDINA CO HOSP	1,439,550	0	46,662,810		
FARM TO MKT RD	1,439,550	0	46,662,810		
GROUNDWATER DST	1,439,550	0	46,662,810		
PCT #2 SPEC RD	1,439,550	0	46,662,810		
MEDINA VLLY ISD	1,439,550	0	46,662,810		
FED 1 MED CO #1	1,439,550	0	46,662,810		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		39,180	154,830	SEQ: 9900040	Type: PERSONAL Owner #: 702324
MEDINA CO HOSP		39,180	154,830	Legal: VEHICLES	
FARM TO MKT RD		39,180	154,830	3354 FM 471 N	
GROUNDWATER DST		39,180	154,830		
PCT #2 SPEC RD		39,180	154,830		
MEDINA VLLY ISD		39,180	154,830		Agent: 084
FED 1 MED CO #1		39,180	154,830		
				Category: L2M INDUS.- VEHICLES, TO 1 TON	Rendered: Yes

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	39,180	0	154,830		
MEDINA CO HOSP	39,180	0	154,830		
FARM TO MKT RD	39,180	0	154,830		
GROUNDWATER DST	39,180	0	154,830		
PCT #2 SPEC RD	39,180	0	154,830		
MEDINA VLLY ISD	39,180	0	154,830		
FED 1 MED CO #1	39,180	0	154,830		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	145B		115,740	SEQ: 9900045	Type: PERSONAL	Owner #: 702324
MEDINA CO HOSP	145B		115,740	Legal: COMPUTERS		
FARM TO MKT RD	145B		115,740	2995 HWY 90 W CASTROVILLE		
GROUNDWATER DST	145B		115,740			
PCT #2 SPEC RD	145B		115,740			
MEDINA VLLY ISD	145B		115,740		Agent: 084	
FED 1 MED CO #1	145B		115,740	Category: L20	INDUS.- COMPUTERS	
					Rendered: Yes	
Deductions: (145B) = HB9		EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	0	115,740	0			
MEDINA CO HOSP	0	115,740	0			
FARM TO MKT RD	0	115,740	0			
GROUNDWATER DST	0	115,740	0			
PCT #2 SPEC RD	0	115,740	0			
MEDINA VLLY ISD	0	115,740	0			
FED 1 MED CO #1	0	115,740	0			

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	494,757,490	365,740	541,573,720		
MEDINA CO HOSP	494,757,490	365,740	541,573,720		
FARM TO MKT RD	494,757,490	365,740	541,573,720		
GROUNDWATER DST	494,757,490	365,740	541,573,720		
PCT #2 SPEC RD	494,757,490	365,740	541,573,720		
MEDINA VLLY ISD	494,757,490	365,740	541,573,720		
FED 1 MED CO #1	494,757,490	365,740	541,573,720		