MEDINA CENTRAL APPRAISAL DISTRICT



2026 ANNUAL REPORT

Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. Members of the Board of Directors are elected by the taxing units within the boundaries of Medina County and must live within the district two years prior to serving on the board. The Chief Appraiser is appointed by the Board of Directors and is the chief administrator of the appraisal district. The appraisal District is responsible for local property tax appraisal and exemption administration. The local taxing units such as the County, Schools, Cities, Emergency Service Districts, and Groundwater Conservation District set a tax rate from property tax appraisals issued by the Appraisal District.

Medina County borders Bexar County on the east and the market on that side of the county is greatly affected by the San Antonio metro area market values.

The D'Hanis and Natalia school districts are located completely within Medina County. The Medina Valley school district is located in Medina and Bexar Counties. The Hondo and Devine school districts are located with Medina and Frio Counties. Lytle school district lies within Atascosa, Bexar and Medina counties. Northside school district is located in Bandera, Bexar and Medina counties. Utopia school district is located in Bandera, Medina and Uvalde counties.

The Texas Constitution, Article 8 states basic rules for property taxes. They are property must be equal and uniform. Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land. Each property must have a single appraised value. All property is taxable unless federal or state law exempts it from taxation. Property owners have the right to reasonable notice of increase in the appraised value of their property.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Regulation and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Division conducts a Property Value Study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

The Property Value Study is conducted by the State Comptroller's Office to estimate the taxable property value in each school district to measure the performance of Appraisal Districts. If the Appraisal District is with a 5% margin the State Comptroller will certify the local value to the Commissioner of Education. The findings of the study are used in the school funding formula for state aid. Medina County has received local funding for all school districts for the past 30+ years.

MEDINA CENTRAL APPRAISAL DISTRICT

Certified Market Value

	2022	2023	2024	2025	2026
City of Castroville	413,322,631	494,416,282	488,126,664	518,019,097	553,323,358
City of Devine	334,640,908	373,266,664	390,514,136	396,159,174	399,231,003
City of Hondo	537,669,477	576,291,969	604,677,206	618,938,525	657,801,384
City of LaCoste	58,545,682	65,372,821	66,362,162	68,642,299	70,326,066
City of Natalia	60,933,854	73,379,515	107,717,825	125,964,663	126,829,526
Medina County ESD #1	3,617,326,358	4,674,879,543	5,149,440,261	5,675,983,535	6,104,170,706
Medina County ESD #2	1,230,321,486	1,526,500,951	1,558,513,630	1,527,598,637	1,514,678,842
Medina County ESD #3	3,931,464,957	4,308,289,252	4,599,129,118	4,650,265,961	4,725,263,073
Medina County ESD #4	2,011,243,696	2,518,256,378	2,598,321,019	2,575,490,113	2,612,663,861
Medina County ESD #5	864,094,851	1,096,307,088	1,143,466,039	1,148,972,045	1,292,926,804
Medina County ESD #6	2,864,723,911	3,171,781,377	3,257,256,318	3,302,274,084	3,358,630,390
D'Hanis ISD	1,038,545,093	1,080,423,483	1,357,114,486	1,376,983,323	1,391,212,873
Natalia ISD	666,596,731	847,390,636	898,323,995	898,769,588	923,671,616
Medina County	9,799,856,712	11,762,990,614	12,654,481,173	13,219,550,920	13,764,296,191
FM Road	9,799,856,712	11,762,990,614	12,654,481,173	13,219,550,920	13,764,335,321
Water District	9,799,856,712	11,762,990,614	12,654,481,173	13,219,550,920	13,764,339,521
Hospital District	9,799,856,712	11,762,990,614	12,654,481,173	13,219,550,920	13,764,335,641
Precinct #2 Special Road Tax				3,566,262,714	3,868,349,887
Redbird Ranch FWD #2	15,789,410	65,204,358	83,834,191	135,640,634	185,575,213
Redbird Ranch FWD #3			3,954,250	3,584,680	6,857,060
Medina County WCID #4				5,137,010	4,702,980
Medina County WCID #5				4,503,920	17,653,009
***City of Lytle**	81,195,111	94,951,801	95,069,065	94,127,391	94,147,647
***Devine ISD**	1,280,888,918	1,569,959,078	1,606,483,448	1,577,016,614	1,590,582,637
***Hondo ISD**	2,735,731,313	2,957,264,925	3,022,524,263	3,059,860,584	3,107,708,309
***Lytle ISD**	195,117,521	241,263,887	243,677,231	227,236,046	251,353,238
***Medina Valley ISD**	3,498,599,750	4,616,374,747	5,032,131,462	5,559,720,398	5,986,275,718
***Northside ISD**	338,575,756	404,001,958	437,502,247	446,331,606	455,570,912
***Utopia ISD**	36,560,110	35,859,570	45,542,101	45,865,101	45,824,868
***Utopia/Vanderpool Area ESD #1**	124,114,130	125,759,760	171,174,230	181,946,290	189,114,635

*Medina County portion only

As of Certification

MEDINA CENTRAL APPRAISAL DISTRICT

Net Taxable Value

	2022	2023	2024	2025	2026
City of Castroville	363,151,880	416,515,450	428,385,327	456,519,089	473,036,680
City of Devine	276,979,478	308,865,575	324,283,810	338,726,999	339,945,815
City of Hondo	450,604,619	478,288,126	508,018,374	527,676,088	565,707,965
City of LaCoste	51,151,673	56,780,963	60,048,395	62,474,965	63,901,842
City of Natalia	53,938,427	64,663,605	86,685,696	115,136,754	113,910,071
Medina County ESD #1	2,369,164,694	2,913,327,966	3,324,226,190	3,806,815,225	4,105,990,568
Medina County ESD #2	693,817,557	810,446,064	858,291,139	828,432,860	828,493,402
Medina County ESD #3	1,578,058,614	1,784,638,287	1,878,557,875	1,959,045,396	2,048,327,677
Medina County ESD #4	1,245,908,141	1,491,341,502	1,597,888,041	1,578,509,810	1,625,511,732
Medina County ESD #5	583,996,013	717,918,110	777,991,849	845,594,994	965,445,124
Medina County ESD #6	1,229,671,248	1,396,276,041	1,466,985,028	1,536,775,692	1,604,481,467
D'Hanis ISD	257,066,421	267,213,035	286,647,937	282,599,229	293,344,862
Natalia ISD	387,162,075	427,166,701	467,598,621	458,533,007	468,630,631
Medina County	5,232,813,305	6,240,126,321	6,994,751,873	7,693,299,977	8,141,748,529
FM Road				7,672,257,528	8,120,090,133
Water District	5,232,813,305	6,240,126,321	6,994,751,873	7,694,932,661	8,143,569,296
Hospital District	5,306,204,578	6,315,500,801	7,072,174,525	7,778,862,587	8,230,342,351
Precinct #2 Special Road Tax				2,559,394,166	2,785,075,061
Redbird Ranch FWD #2	15,091,188	57,300,811	70,809,947	106,791,406	143,358,558
Redbird Ranch FWD #3			970,430	2,765,400	2,313,707
Medina County WCID #4				2,016,580	1,995,228
Medina County WCID #5				618,900	10,118,347
***City of Lytle**	61,401,044	58,181,865	60,222,830	61,447,058	61,796,209
***Devine ISD**	644,579,238	662,675,880	696,481,109	638,532,115	650,097,728
***Hondo ISD**	1,107,449,132	1,125,767,534	1,178,813,165	1,118,046,259	1,166,215,669
***Lytle ISD**	130,428,973	137,009,504	142,957,290	131,719,579	138,157,813
***Medina Valley ISD**	2,039,036,080	2,303,524,882	2,794,633,475	3,036,810,346	3,287,489,150
***Northside ISD**	224,125,191	249,266,851	267,406,150	261,547,749	271,155,357
***Utopia ISD**	6,405,201	7,071,482	7,111,435	7,308,661	7,420,510
***Utopia/Vanderpool Area ESD #1**	23,807,274	25,921,888	28,192,465	30,590,956	31,746,230

*Medina County portion only

As of Certification

MEDINA CENTRAL APPRAISAL DISTRICT

Market Value - Average Home Value

	2022	2023	2024	2025	2026
City of Castroville	285,011	326,967	322,195	329,003	340,816
City of Devine	173,419	192,819	200,886	202,132	201,172
City of Hondo	174,199	199,238	204,759	207,361	206,129
City of LaCoste	135,641	145,986	148,989	152,111	152,773
City of Natalia	95,769	120,432	148,164	134,893	140,192
Medina County ESD #1	331,559	384,421	381,435	383,713	385,946
Medina County ESD #2	193,583	220,692	225,124	222,134	222,113
Medina County ESD #3	191,659	218,386	218,201	220,306	220,049
Medina County ESD #4	196,581	227,003	229,766	226,661	227,275
Medina County ESD #5	199,829	233,195	234,096	230,397	229,306
Medina County ESD #6	195,989	223,927	224,366	227,320	227,154
D'Hanis ISD	196,845	225,356	232,203	237,926	239,715
Natalia ISD	153,799	232,541	234,690	230,301	232,331
Medina County	253,805	293,191	293,809	295,484	298,957
FM Road				295,484	298,957
Water District	253,805	293,191	293,809	295,484	298,957
Hospital District	253,805	293,191	293,809	295,484	298,957
Precinct #2 Special Road Tax				359,988	365,953
Redbird Ranch FWD #2	148,463	325,245	310,474	302,734	305,438
Redbird Ranch FWD #3					
Medina County WCID #4					
Medina County WCID #5					317,798
***City of Lytle**	295,125	334,726	333,932	326,560	324,263
***Devine ISD**	198,909	225,856	229,866	228,527	227,410
***Hondo ISD**	196,110	222,951	224,519	226,951	226,168
***Lytle ISD**	221,793	251,273	247,054	238,400	242,255
***Medina Valley ISD**	311,399	358,423	352,890	355,115	358,916
***Northside ISD**	458,827	536,351	553,898	561,565	562,653
***Utopia ISD**	263,727	309,900	330,615	329,770	328,305
***Utopia/Vanderpool Area ESD #1**	310,026	341,333	383,544	408,085	417,652

*Medina County portion only

Total HS Assessed Value divided by number of Homestead exemptions

As of Certification

MEDINA CENTRAL APPRAISAL DISTRICT

Taxable Value – Average Home Value

	2022	2023	2024	2025	2026
City of Castroville	247,717	276,064	300,405	321,539	337,828
City of Devine	136,650	153,942	170,364	184,657	193,138
City of Hondo	143,944	162,139	178,551	191,955	198,083
City of LaCoste	111,218	120,831	135,806	144,278	148,631
City of Natalia	83,714	102,641	117,153	122,243	130,439
Medina County ESD #1	289,012	322,405	334,682	349,582	360,940
Medina County ESD #2	156,947	173,702	191,557	189,302	197,924
Medina County ESD #3	159,311	175,837	191,439	205,643	212,390
Medina County ESD #4	159,608	176,431	194,000	192,765	201,838
Medina County ESD #5	162,469	179,101	196,266	211,839	229,133
Medina County ESD #6	162,305	179,825	196,508	211,603	218,863
D'Hanis ISD	130,642	102,489	121,422	113,377	119,176
Natalia ISD	123,513	96,331	113,943	103,327	111,198
Medina County	215,640	239,841	262,674	280,197	291,772
FM Road				278,578	290,147
Water District	215,640	239,841	262,674	280,197	291,772
Hospital District	215,640	239,841	262,674	280,197	291,772
Precinct #2 Special Road Tax				345,625	359,562
Redbird Ranch FWD #2	148,463	321,920	300,837	285,416	298,431
Redbird Ranch FWD #3					
Medina County WCID #4					
Medina County WCID #5					317,798
***City of Lytle**	253,225	223,105	249,275	261,744	267,255
***Devine ISD**	122,786	91,028	108,735	95,071	102,365
***Hondo ISD**	124,828	95,720	112,139	98,349	103,351
***Lytle ISD**	146,889	115,491	129,992	114,502	122,787
***Medina Valley ISD**	233,417	207,959	233,245	216,246	226,923
***Northside ISD**	350,739	359,638	410,747	412,302	424,965
***Utopia ISD**	191,371	125,066	147,572	132,330	150,821
***Utopia/Vanderpool Area ESD #1**	272,654	297,174	349,914	386,169	407,141

*Medina County portion only

Total HS Assessed Value less homestead cap adjustment divided by number of Homestead exemptions less any homestead exemptions that apply

As of Certification

MEDINA CENTRAL APPRAISAL DISTRICT

2026 Market Value by State Code Classification	Number of Items	Total Market Value of Taxable Property	Percent of Total Market
A Real Property: Single-family Residential	20,560	5,207,456,683	37.83%
B Real Property: Multi-family Residential	178	105,107,553	0.76%
C Real Property: Vacant Lots and Land Tracts	5,540	346,912,571	2.52%
D1 Real Property: Qualified Ag Land	11,337	4,344,836,766	31.57%
D2 Real Property: Farm and Ranch Improvement on Qualified Open-space Land	2,474	67,817,019	0.49%
E Real Property: Rural Land (not qualified for Open-Space Appraisal) Res Imps	6,814	1,378,892,199	10.02%
F1 Real Property: Commercial	1015	487,344,781	3.54%
F2 Real Property: Industrial	107	311,453,090	2.26%
G Oil, Gas and Other Minerals	452	9,159,420	0.07%
H Tangible Personal Property: Nonbusiness Vehicles	0	0	0.00%
J Real and Personal Property: Utilities	349	205,490,736	1.49%
L1 Personal Property: Commercial	1,751	133,200,810	0.97%
L2 Personal Property: Industrial	351	794,130,290	5.77%
M Mobile Homes and Other Tangible Personal Property	1,676	84,693,181	0.62%
N Intangible Personal Property	0	0	0.00%
O Real Property: Residential Inventory	1,801	111,965,321	0.81%
S Special Inventory	243	29,361,780	0.21%
X Total Exempt Property	968	147,194,421	1.07%
Medina County Total Market Value		13,765,016,621	100.00%

As of Certification

MEDINA CENTRAL APPRAISAL DISTRICT

EXEMPTION AMOUNTS

City of Castroville – OA - $10,000 DP - $10,000 Freeze

City of Devine – OA - $15,000 DP - $15,000 Freeze

City of Hondo – OA - $15,000

City of Lytle – HS – 20% OA - $10,000

Medina County – OA - $15,000 Freeze

FM Road – HS - $3,000 OA-$15,000 (Total)

Devine ISD – HS - $140,000 OA - $60,000 DP - $60,000

D'Hanis ISD – HS - $140,000 OA - $60,000 DP - $60,000

Hondo ISD – HS - $140,000 OA - $60,000 DP - $60,000

Lytle ISD – HS - $140,000 OA - $60,000 DP - $60,000

Medina Valley ISD – HS - $140,000 OA - $60,000 DP - $60,000

Natalia ISD – HS - $140,000 OA - $60,000 DP - $60,000

Northside ISD – HS - $140,000 OA - $73,330 DP - $73,330

Utopia ISD – HS - $140,000 OA - $60,000 DP - $60,000

Medina County ESD #1 – HS - $20,000 OA - $20,000

Medina County ESD #2 – HS - $20,000 OA - $20,000

Medina County ESD #4 – HS - $20,000 OA - $20,000

DISABLED VETERAN EXEMPTIONS

DV1 – 10 – 29% - $5,000

DV2 – 30 – 49% - $7,500

DV3 – 50 – 69% - $10,000

DV4 – 70 – 100% - $12,000

UNEMPLOYABLE – 100%

2026 Tax Rates

	M&O	I&S	Total
Medina Valley ISD	0.6266	0.5000	1.1266
City of Castroville	0.3484	0.1616	0.5100
City of LaCoste	0.6012	0.0000	0.6012
Hondo ISD	0.6560	0.2800	0.9360
City of Hondo	0.3233	0.1567	0.4800
Devine ISD	0.6969	0.1922	0.8891
City of Devine	0.4792	0.1108	0.5900
D'Hanis ISD	0.7859	0.1128	0.8987
Natalia ISD	0.7552	0.3534	1.1086
City of Natalia	0.4500	0.00	0.4500
Northside ISD	0.6994	0.3355	1.0349
Lytle ISD	0.7552	0.535	1.2902
City of Lytle	0.41139	0.07369	0.48508
Utopia ISD	0.6669	0.00	0.6669
Utopia/Vanderpool Area ESD #1	0.10	0.00	0.10
Medina County ESD #1	0.10	0.00	0.10
MCESD #2 – Devine VFD	0.10	0.00	0.10
MCESD #3 – Community EMS	0.0838	0.00	0.0838
MCESD #4 – Devine EMS	0.0548	0.00	0.0548
MCESD #5 – Natalia-Lytle VFD	0.0756	0.0244	0.10
MCESD #6 – Hondo-Yancey VFD	0.10	0.00	0.10
Medina County Hospital District	0.10	0.00	0.10
Medina County Precinct #2 Special Road	0.0364	0.00	0.0364
Medina County Water Control & Improvement District #4	0.95	0.00	0.95
Medina County Water Control & Improvement District #5	0.54159	0.00	0.54159
Haby Farms Public Improvement District			
Legacy Hills Public Improvement District			

Megan's Landing Public Improvement District	0.45	0.00	0.45
Potranco Acres Public Improvement District	0.50	0.00	0.50
Potranco Oaks Public Improvement District #1	0.45	0.00	0.45
Potranco Ranch Public Improvement District	0.18	0.00	0.18
Potranco Ranch Public Improvement District #2	0.18	0.00	0.18
Potranco West Public Improvement District	0.45	0.00	0.45
TallyHo Public Improvement District			
The Enclave at Potranco Gardens Public Improvement District	0.45	0.00	0.45
The Woodlands Public Improvement District			
Redbird Ranch Fresh Water Supply District #2	1.00	0.00	1.00
Redbird Ranch Fresh Water Supply District #3	1.00	0.00	1.00

Medina County:	GME -	0.31410	0.0463	0.36040
	RFM -	0.08300	0.0000	0.08300
	MWD -	0.006094	0.0000	0.006094
				0.449494