

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

SCHMIDT FRANCES C TRUST  
%CHARLOTTE NEIGHBORS TTEE  
941 E WILDCAT RUN ST  
GARDNER KS 66030



<b>APPRAISAL YEAR 2025</b> THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/24/2025 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: 6-04-2025 ARB Hearing: 6-24-2025 Owner: 2686 176 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 2025	PROPERTY DESCRIPTION
COUNTY	C	118,070	104,430	Lease: 920 Type: REAL Owner #: 2686
FED 7DEVINE EMS	C	118,070	104,430	Legal: SCHMIDT, MRS IRA G
DEVINE ISD	C	118,070	104,430	KLAEGER OPERATING CO
FED 2DEVINE VFD	C	118,070	104,430	AB 991 F VANDERSTUCKEN SUR
MEDINA CO HOSP	C	118,070	104,430	RRC 1712
FARM TO MKT RD	C	118,070	104,430	
GROUNDWATER DST	C	118,070	104,430	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.062500 Royalty Interest
HB1984: The Appraised value of \$104,430 in 2025 as compared to \$35,440 in 2020 is a 194.67% increase.				Category: G1
Taxing Units				Railroad #: 1712
	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	73,260	16,520	87,910	
FED 7DEVINE EMS	73,260	16,520	87,910	
DEVINE ISD	73,260	16,520	87,910	
FED 2DEVINE VFD	73,260	16,520	87,910	
MEDINA CO HOSP	73,260	16,520	87,910	
FARM TO MKT RD	73,260	16,520	87,910	
GROUNDWATER DST	73,260	16,520	87,910	

*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

