

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

WERNETTE PATRICIA  
%CAROL ANN ROBERTS  
2333 COUNTY ROAD 545  
HONDO TX 78861-5580



APPRAISAL YEAR 2025  
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: 3120 223  
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 2025	PROPERTY DESCRIPTION	
COUNTY		15,060	14,330	Lease: 1115	Type: REAL Owner #: 3120
FED 7DEVINE EMS		15,060	14,330	Legal: WERNETTE, LOUIS J	
DEVINE ISD		15,060	14,330	LEFT-HAND RANCH LLC	
FED 2DEVINE VFD		15,060	14,330	AB 300 EMERY H DURST SUR #16	
MEDINA CO HOSP		15,060	14,330	RRC 2404	
FARM TO MKT RD		15,060	14,330		
GROUNDWATER DST		15,060	14,330	.125000 Royalty Interest	
				Category: G1	
				Railroad #: 2404	
HB1984: The Appraised value of \$14,330 in 2025 as compared				to \$7,520 in 2020 is a 90.56% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	13,164	0	14,330		
FED 7DEVINE EMS	13,164	0	14,330		
DEVINE ISD	13,164	0	14,330		
FED 2DEVINE VFD	13,164	0	14,330		
MEDINA CO HOSP	13,164	0	14,330		
FARM TO MKT RD	13,164	0	14,330		
GROUNDWATER DST	13,164	0	14,330		

*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

