

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

COWAN PHELIX LYNN  
1207 31ST ST  
HONDO TX 78861-3411



<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:	701192 45
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	4,200	1,220	Lease: 23044 Type: REAL Owner #: 701192
FED 1 MED CO #1	4,200	1,220	Legal: BENDELE, HENRY
MEDINA VLLY ISD	4,200	1,220	AMELIA EXPLORATION
MEDINA CO HOSP	4,200	1,220	AB 437 MICHEL GSELL SUR # 471
FARM TO MKT RD	4,200	1,220	RRC 3602
GROUNDWATER DST	4,200	1,220	.041250 Royalty Interest
HB1984: The Appraised value of \$1,220 in 2025 as compared to \$2,190 in 2020 is a 44.29% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,324	0	1,220
FED 1 MED CO #1	3,324	0	1,220
MEDINA VLLY ISD	3,324	0	1,220
MEDINA CO HOSP	3,324	0	1,220
FARM TO MKT RD	3,324	0	1,220
GROUNDWATER DST	3,324	0	1,220

*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

