

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

SELVA MICHAEL A & DINA R
103 WELLESLEY CV
SHAVANO PARK TX 78231-2272



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: 701656 180

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	C	4,720	1,720	Lease: 1140 Type: REAL Owner #: 701656
FED 7DEVINE EMS	C	4,720	1,720	Legal: WILSON, J N
DEVINE ISD	C	4,720	1,720	KLAEGER OPERATING CO
FED 2DEVINE VFD	C	4,720	1,720	P DURST SUR #15
MEDINA CO HOSP	C	4,720	1,720	RRC 1719
FARM TO MKT RD	C	4,720	1,720	
GROUNDWATER DST	C	4,720	1,720	.006944 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$1,720 in 2025 as compared to \$230 in 2020 is a 647.83% increase.				Railroad #: 1719
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	840	710	1,010	
FED 7DEVINE EMS	840	710	1,010	
DEVINE ISD	840	710	1,010	
FED 2DEVINE VFD	840	710	1,010	
MEDINA CO HOSP	840	710	1,010	
FARM TO MKT RD	840	710	1,010	
GROUNDWATER DST	840	710	1,010	

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 2025	PROPERTY DESCRIPTION		
COUNTY	C	430	490	Lease: 1210	Type: REAL	Owner #: 701656
FED 7DEVINE EMS	C	430	490	Legal: WILSON, J N -A-		
DEVINE ISD	C	430	490		KLAEGER OPERATING CO	
FED 2DEVINE VFD	C	430	490		V TSCHANE SUR #250	
MEDINA CO HOSP	C	430	490		RRC 2948	
FARM TO MKT RD	C	430	490			
GROUNDWATER DST	C	430	490		.006944 Royalty Interest	
				Category: G1		
				Railroad #: 2948		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$490 in 2025 as compared to \$60 in 2020 is a 716.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		108	360	130		
FED 7DEVINE EMS		108	360	130		
DEVINE ISD		108	360	130		
FED 2DEVINE VFD		108	360	130		
MEDINA CO HOSP		108	360	130		
FARM TO MKT RD		108	360	130		
GROUNDWATER DST		108	360	130		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	1,170	1,260	Lease: 1240	Type: REAL	Owner #: 701656
FED 7DEVINE EMS	C	1,170	1,260	Legal: WILSON, J N -C-		
DEVINE ISD	C	1,170	1,260		KLAEGER OPERATING CO	
FED 2DEVINE VFD	C	1,170	1,260		V TSCHANE SUR #250	
MEDINA CO HOSP	C	1,170	1,260		RRC 2032	
FARM TO MKT RD	C	1,170	1,260			
GROUNDWATER DST	C	1,170	1,260		.006945 Royalty Interest	
				Category: G1		
				Railroad #: 2032		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,260 in 2025 as compared to \$140 in 2020 is a 800.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		420	760	500		
FED 7DEVINE EMS		420	760	500		
DEVINE ISD		420	760	500		
FED 2DEVINE VFD		420	760	500		
MEDINA CO HOSP		420	760	500		
FARM TO MKT RD		420	760	500		
GROUNDWATER DST		420	760	500		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	C	140	70	Lease: 23068	Type: REAL	Owner #: 701656
HONDO ISD	G C	140	70	Legal: WILSON J N -B-		
FED 6 COMM EMS	G C	140	70		KLAEGER OPERATING CO	
FED 3 HONDO-YAN	G C	140	70		AB 448 MOSES GRIFFIN	
MEDINA CO HOSP	C	140	70		RRC 2018	
FARM TO MKT RD	C	140	70			
GROUNDWATER DST	C	140	70		.005061 Royalty Interest	
				Category: G1		
				Railroad #: 2018		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$70 in 2025 as compared to \$20 in 2020 is a 250.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		36	30	40		
HONDO ISD		0	70	0		
FED 6 COMM EMS		0	70	0		
FED 3 HONDO-YAN		0	70	0		
MEDINA CO HOSP		36	30	40		
FARM TO MKT RD		36	30	40		
GROUNDWATER DST		36	30	40		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,404	1,860	1,680		
FED 7DEVINE EMS	1,368	1,830	1,640		
DEVINE ISD	1,368	1,830	1,640		
FED 2DEVINE VFD	1,368	1,830	1,640		
MEDINA CO HOSP	1,404	1,860	1,680		
FARM TO MKT RD	1,404	1,860	1,680		
GROUNDWATER DST	1,404	1,860	1,680		
HONDO ISD	0	70	0		
FED 6 COMM EMS	0	70	0		
FED 3 HONDO-YAN	0	70	0		

