

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

RANDOL JUSTIN TRUST  
25615 NABBY COVE RD  
SAN ANTONIO TX 78255-3607



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: 701996 154  
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	3,690	3,380	Lease: 23170 Type: REAL Owner #: 701996
MEDINA CO HOSP	3,690	3,380	Legal: BIEDIGER UNIT
MEDINA VLLY ISD	3,690	3,380	RLU OPERATING LLC
FED 1 MED CO #1	3,690	3,380	AB 1459 SEC 66 HAWKINS, W
FARM TO MKT RD	3,690	3,380	RRC 18276
GROUNDWATER DST	3,690	3,380	
PCT #2 SPEC RD	3,690	3,380	.004922 Royalty Interest
HB1984: The Appraised value of \$3,380 in 2025 as compared to \$800 in 2020 is a 322.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,940	0	3,380
MEDINA CO HOSP	2,940	0	3,380
MEDINA VLLY ISD	2,940	0	3,380
FED 1 MED CO #1	2,940	0	3,380
FARM TO MKT RD	2,940	0	3,380
GROUNDWATER DST	2,940	0	3,380
PCT #2 SPEC RD	2,940	0	3,380

*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

