

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

KELLER ADAM 2016 TRUST  
%ADAM KELLER TRUSTEE  
16811 W FM 2790 S  
LYTLE TX 78052-4547



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: 702080 101  
  
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	275,940	157,260	Lease: 23161 Type: REAL Owner #: 702080
MEDINA CO HOSP	C	275,940	157,260	Legal: KELLER
MEDINA VLLY ISD	C	275,940	157,260	1859 OPERATING LLC
FED 1 MED CO #1	C	275,940	157,260	AB 1300 JONES, WE SEC 37
FARM TO MKT RD	C	275,940	157,260	RRC 17413
GROUNDWATER DST	C	275,940	157,260	
PCT #2 SPEC RD	C	275,940	157,260	.250000 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$157,260 in 2025 as compared to \$7,790 in 2020 is a 1918.74% increase.				Railroad #: 17413
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	96,792	41,110	116,150	
MEDINA CO HOSP	96,792	41,110	116,150	
MEDINA VLLY ISD	96,792	41,110	116,150	
FED 1 MED CO #1	96,792	41,110	116,150	
FARM TO MKT RD	96,792	41,110	116,150	
GROUNDWATER DST	96,792	41,110	116,150	
PCT #2 SPEC RD	96,792	41,110	116,150	

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	62,540	82,910	Lease: 23174	Type: REAL Owner #: 702080
MEDINA CO HOSP	C	62,540	82,910	Legal: KELLER UNIT	
MEDINA VLLY ISD	C	62,540	82,910	1859 OPERATING LLC	
FED 1 MED CO #1	C	62,540	82,910	AB 1300 SEC 37 JONES, W E	
FARM TO MKT RD	C	62,540	82,910	RRC 18317	DP#80192
GROUNDWATER DST	C	62,540	82,910		
PCT #2 SPEC RD	C	62,540	82,910	.250000 Royalty Interest	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		Category: G1	
		HB1984: The Appraised value of \$82,910 in 2025 as compared to \$13,200 in 2020 is a 528.11% increase.		Railroad #: 18317	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	62,100	8,390	74,520		
MEDINA CO HOSP	62,100	8,390	74,520		
MEDINA VLLY ISD	62,100	8,390	74,520		
FED 1 MED CO #1	62,100	8,390	74,520		
FARM TO MKT RD	62,100	8,390	74,520		
GROUNDWATER DST	62,100	8,390	74,520		
PCT #2 SPEC RD	62,100	8,390	74,520		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	158,892	49,500	190,670		
MEDINA CO HOSP	158,892	49,500	190,670		
MEDINA VLLY ISD	158,892	49,500	190,670		
FED 1 MED CO #1	158,892	49,500	190,670		
FARM TO MKT RD	158,892	49,500	190,670		
GROUNDWATER DST	158,892	49,500	190,670		
PCT #2 SPEC RD	158,892	49,500	190,670		