

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

MICROSOFT CORPORATION
% RYAN LLC
13155 NOEL RD #100 LB 78
DALLAS TX 75240



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: 702225 132
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		55,444,730	55,571,330	Seq: 9900005	Type: REAL Owner #: 702225
MEDINA CO HOSP		55,444,730	55,571,330	Legal: IMPROVEMENTS-SAT 13	
FARM TO MKT RD		55,444,730	55,571,330		
GROUNDWATER DST		55,444,730	55,571,330	LAMBDA DR	
PCT #2 SPEC RD		55,444,730	55,571,330	227,540 SQ FT	
MEDINA VLLY ISD		55,444,730	55,571,330	Agent: 084	
FED 1 MED CO #1		55,444,730	55,571,330	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$55,571,330 in 2025 as compared to \$14,010,000 in 2020 is a 296.65% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	55,444,730	0	55,571,330		
MEDINA CO HOSP	55,444,730	0	55,571,330		
FARM TO MKT RD	55,444,730	0	55,571,330		
GROUNDWATER DST	55,444,730	0	55,571,330		
PCT #2 SPEC RD	55,444,730	0	55,571,330		
MEDINA VLLY ISD	55,444,730	0	55,571,330		
FED 1 MED CO #1	55,444,730	0	55,571,330		

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	12,948,450	12,980,620	Seq: 9900010 Type: REAL Owner #: 702225
MEDINA CO HOSP	12,948,450	12,980,620	Legal: IMPROVEMENTS-SAT 46
FARM TO MKT RD	12,948,450	12,980,620	
GROUNDWATER DST	12,948,450	12,980,620	LAMBDA DR
PCT #2 SPEC RD	12,948,450	12,980,620	39,500 SQ FT
MEDINA VLLY ISD	12,948,450	12,980,620	Agent: 084
FED 1 MED CO #1	12,948,450	12,980,620	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	12,948,450	0	12,980,620
MEDINA CO HOSP	12,948,450	0	12,980,620
FARM TO MKT RD	12,948,450	0	12,980,620
GROUNDWATER DST	12,948,450	0	12,980,620
PCT #2 SPEC RD	12,948,450	0	12,980,620
MEDINA VLLY ISD	12,948,450	0	12,980,620
FED 1 MED CO #1	12,948,450	0	12,980,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	10,684,200	41,791,210	Seq: 9900015 Type: REAL Owner #: 702225
MEDINA CO HOSP	10,684,200	41,791,210	Legal: IMPROVEMENTS - SAT 80
FARM TO MKT RD	10,684,200	41,791,210	CWIP-2 COLOS AS OF 2025
GROUNDWATER DST	10,684,200	41,791,210	
PCT #2 SPEC RD	10,684,200	41,791,210	NEW SITE CASTROVILLE
MEDINA VLLY ISD	10,684,200	41,791,210	Agent: 084
FED 1 MED CO #1	10,684,200	41,791,210	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10,684,200	0	41,791,210
MEDINA CO HOSP	10,684,200	0	41,791,210
FARM TO MKT RD	10,684,200	0	41,791,210
GROUNDWATER DST	10,684,200	0	41,791,210
PCT #2 SPEC RD	10,684,200	0	41,791,210
MEDINA VLLY ISD	10,684,200	0	41,791,210
FED 1 MED CO #1	10,684,200	0	41,791,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
COUNTY	10,684,200	13,476,740	Seq: 9900020 Type: REAL Owner #: 702225
MEDINA CO HOSP	10,684,200	13,476,740	Legal: IMPROVEMENTS SAT 81
FARM TO MKT RD	10,684,200	13,476,740	CWIP-1 COLO AS OF 1/1/25
GROUNDWATER DST	10,684,200	13,476,740	
PCT #2 SPEC RD	10,684,200	13,476,740	CASTROVILLE
MEDINA VLLY ISD	10,684,200	13,476,740	Agent: 084
FED 1 MED CO #1	10,684,200	13,476,740	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10,684,200	0	13,476,740
MEDINA CO HOSP	10,684,200	0	13,476,740
FARM TO MKT RD	10,684,200	0	13,476,740
GROUNDWATER DST	10,684,200	0	13,476,740
PCT #2 SPEC RD	10,684,200	0	13,476,740
MEDINA VLLY ISD	10,684,200	0	13,476,740
FED 1 MED CO #1	10,684,200	0	13,476,740

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	89,761,580	0	123,819,900		
MEDINA CO HOSP	89,761,580	0	123,819,900		
FARM TO MKT RD	89,761,580	0	123,819,900		
GROUNDWATER DST	89,761,580	0	123,819,900		
PCT #2 SPEC RD	89,761,580	0	123,819,900		
MEDINA VLLY ISD	89,761,580	0	123,819,900		
FED 1 MED CO #1	89,761,580	0	123,819,900		