

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

BIRY MICHAEL & JENNIFER
8548 SAN FERNANDO WAY
DALLAS TX 75218



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: 702289 23

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	9,910	11,490	Lease: 23143	Type: REAL Owner #: 702289
MEDINA CO HOSP	C	9,910	11,490	Legal: BIRY, FRANK -H- W#1-4	
DEVINE ISD	C	9,910	11,490	FUEGO ENERGY LLC	
FED 7DEVINE EMS	C	9,910	11,490	AB 712 NORTHINGTON A SEC 8	
FED 2DEVINE VFD	C	9,910	11,490	RRC #4508	
FARM TO MKT RD	C	9,910	11,490		
GROUNDWATER DST	C	9,910	11,490		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.200000 Royalty Interest	
No 2020 Hist				Category: G1	
				Railroad #: 4508	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	4,188	6,460	5,030		
MEDINA CO HOSP	4,188	6,460	5,030		
DEVINE ISD	4,188	6,460	5,030		
FED 7DEVINE EMS	4,188	6,460	5,030		
FED 2DEVINE VFD	4,188	6,460	5,030		
FARM TO MKT RD	4,188	6,460	5,030		
GROUNDWATER DST	4,188	6,460	5,030		

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

