

To Whom It May Concern,

Attached you will find a petition for extraterritorial jurisdiction release, for the property located at 19970 FM 1283 Mico, Texas 78056. Please reach out if you have any questions or need any additional information.

Thank you for your time and consideration,

Henry M. Pfanzelt

210-323-5551

Henry Pfanzelt



Petition Signatures

Contains 100% of the land owners signatures.

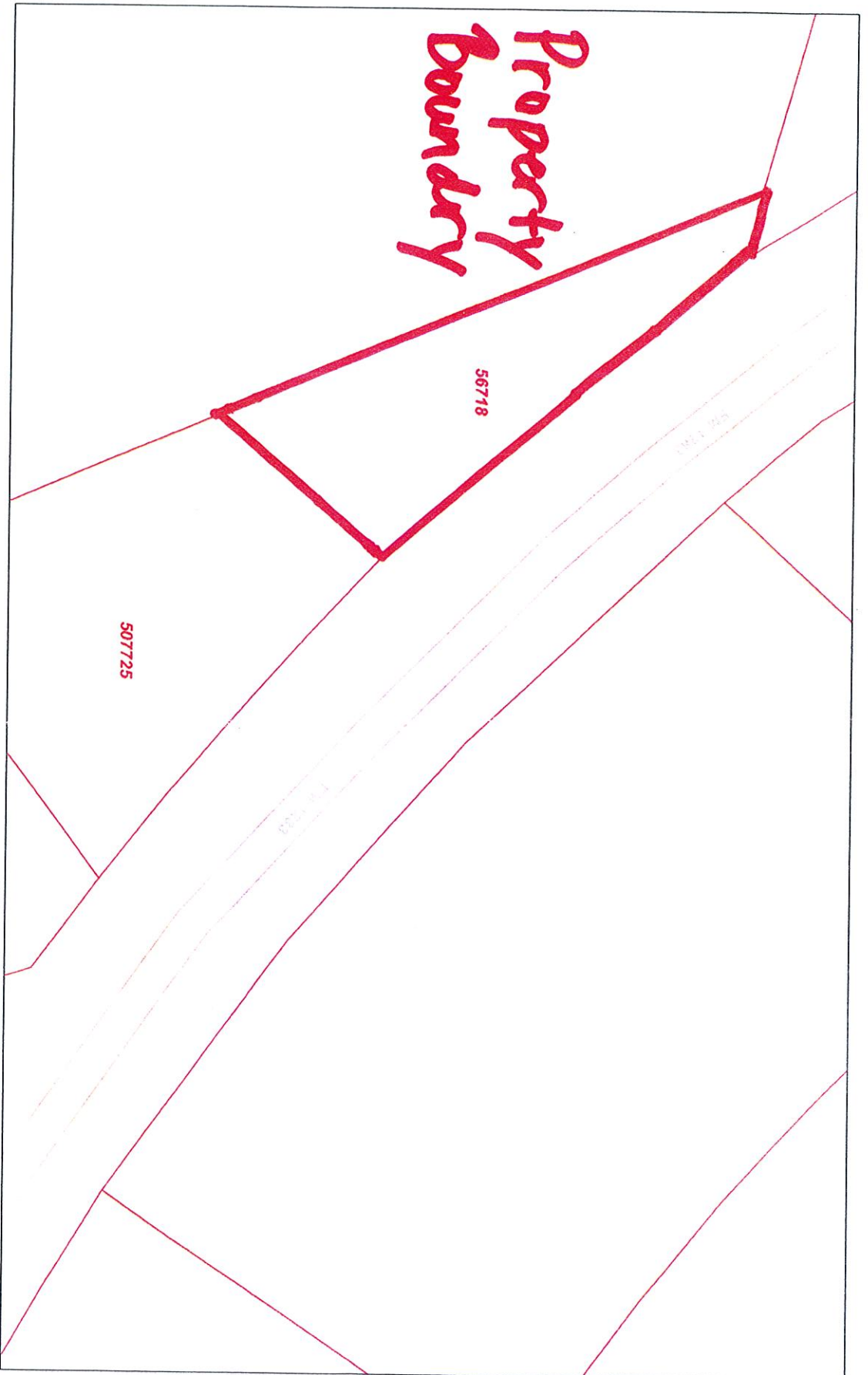
Name: Henry Pfanzelt

DOB: 06/09/1969

Address: 204 County Road 2616 Mico, Texas 78056

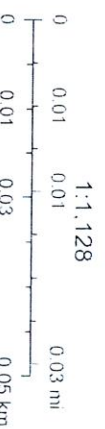
Signature:  Date: 02/28/2025

Medina CAD Web Map



2/13/2025, 2:16:07 PM

- ☒ Parcels
- ☐ Abstracts
- ☒ Medina County Boundary



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Esri Community Maps Contributors: Medina County 911 ECD Texas Parks & Wildlife, OpenStreetMap, Microsoft, COBALT, Esri, Trimble, Garmin

Medina County Appraisal District GIS Consulting: www.biscoll.com

Medina County Appraisal District
1410 Avenue K
Hondo, Texas 78861
Phone: (830)741-3035

2024 Notice of Appraised Value

THIS IS NOT A TAX STATEMENT
DO NOT PAY FROM THIS NOTICE

Account # 56718
Ownership #: 100.00
Geo Id: 0A0408-00255-00000-56718
DBA:
Legal: A0408 J. J. GONZALES SURVEY 255; .5
ACRES

Legal Acres: 0.5
Situs: 19970 FM 1283
Appraiser:
Owner ID: 100547
Pin: 621D4d4XudSb

A copy of this notice has been sent to your agent.

Property ID: 56718 - 0A0408-00255-00000-56718
PFANZELT HEINRICH (HENRY) MICHAEL
204 COUNTY RD 2616
MICO, TX 78056

DATE OF NOTICE: May 6, 2024

Dear Property Owner,

We have appraised the property listed above for the tax year 2024. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2023		Proposed - 2024	
Structures & Improvement Value						
Market Value of Land			64,370		93,460	
Market Value of Ag Land			65,630		65,630	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			0		0	
Productivity Value of Ag Land			130,000		159,090	
Appraised Value with Homestead Limitation * (see below for explanation)			0		0	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			130,000		156,000	
Exemptions			0		156,000	
2023 Exemption Amount	2023 Taxable Value	Taxing Unit	2024 Proposed Assessed Value	2024 Exemption Amount	2024 Taxable Value	
0	130,000	APPRAISAL DISTRICT	156,000	0	156,000	
0	130,000	MEDINA COUNTY ESD #1	156,000	0	156,000	
0	130,000	MEDINA COUNTY	156,000	0	156,000	
0	130,000	MEDINA COUNTY GROUNDWATER CONSERVATI	156,000	0	156,000	
0	130,000	COUNTY F.M. ROAD	156,000	0	156,000	
0	130,000	MEDINA VALLEY ISD	156,000	0	156,000	
0	130,000	MEDINA COUNTY HOSPITAL DISTRICT	156,000	0	156,000	

The difference between the 2019 appraised value and the 2024 appraised value is 108.84%.

in (*) indicates a tax ceiling exists for the taxing unit.

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.

If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

The governing body of each taxing unit decides whether taxes on the property will increase, and the appraisal district only determines the property's value.

LOCAL PROPERTY TAX DATABASE

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

County Tax Assessor-Collector: MELISSA LUTZ, PCC 1102 15TH ST, HONDO, TX 78861 830-741-6100

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code section 23.231 Subsection (j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for 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.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address:

Deadline for filing protest: June 7, 2024
Location of Hearings: 1410 AVENUE K, HONDO, TX 78861
ARB will begin hearings: June 24, 2024

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistant Pamphlet; (2) notice of protest. 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 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,
Shnette L. Dixon
Chief Appraiser