

RAINS COUNTY APPRAISAL DISTRICT

2018 ANNUAL REPORT

Presented to Board of Director

18-Oct-18

The Property Tax Assistance Division of the Texas Comptroller's office requires appraisal districts to publish an annual report. This report provides property owners, taxing units and other interested parties information about total market and taxable values, average market and taxable values of a residence, and exemptions at the time of certification of value to the taxing units.

Article 8 of the Texas Constitution defines five basic rules for property taxes:

1. Property taxes must be equal and uniform
2. Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural value for agricultural land.
3. Each property must have a single appraised value.
4. All property is taxable unless federal or state law exempts it from taxation.
5. Property owners have the right to reasonable notice of increase in the appraised value of their property.

The Rains County Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivision of the state responsible for appraising property with county boundaries. Prior to the creation of central appraisal district, each taxing unit followed their own appraisal standards and practices. Value were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value. Appraisal districts are independent of the taxing units but are governed by a board elected by the taxing units elected officials.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the Texas Department of Licensing and Regulation.

the Texas Comptroller of Public Accounts. The Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value review study and a Method and Assistance Program review in alternating years. Results of both reviews are available on the comptroller's Website.

If you have any questions about information contained in this report, Contact Sherri McCall, Chief Appraiser, email sherrim@rainscad.org, Phone 903-473-2391

RAINS COUNTY APPRAISAL DISTRICT

CERTIFIED MARKET VALUE

	2009	2010	2011	2012	2013	2014	2015	2016	2017
City of East Tawakoni	43,614,355	43,488,869	42,932,148	42,865,749	43,018,219	43,598,589	44,896,056	46,160,718	52,204,119
City of Emory	71,656,272	72,679,786	75,252,770	77,816,490	79,718,458	78,591,199	79,179,002	80,538,923	87,776,347
City of Point	26,735,729	25,622,305	25,787,621	25,624,611	26,375,052	26,261,848	25,954,501	28,518,736	32,066,787
Rains County Emg Dist.#1	914,775,546	913,747,735	910,818,866	930,368,515	944,279,467	935,476,186	983,493,735	997,476,899	1,178,598,686
Rains County	914,775,546	913,747,735	910,818,866	930,368,515	944,279,467	935,476,186	983,493,735	997,476,899	1,178,698,686
Alba Golden ISD	32,745,688	32,804,232	33,147,650	33,296,032	33,323,777	33,281,044	33,281,044	37,481,612	46,933,683
Lone Oak ISD	11,668,961	11,621,736	11,558,607	10,623,607	10,723,302	11,583,123	11,546,343	12,412,155	14,968,244
Miller Grove ISD	6,890,066	6,974,145	6,954,954	6,966,079	6,866,294	6,957,326	7,493,555	8,233,573	9,916,859
Rains ISD	863,470,831	862,294,084	859,107,232	879,549,803	893,476,094	883,654,693	926,481,600	939,470,778	1,106,909,153

Rains County portion only
As of Certification

**RAINS COUNTY APPRIASAL DISTRICT
NET TAXABLE VALUE
BEFORE FREEZE ADJUSTMENTS**

	2009	2010	2011	2012	2013	2014	2015	2016
City of East Tawakoni	41,700,381	41,467,035	40,830,046	40,501,258	40,632,769	41,312,115	42,721,911	43,921,734
City of Emory	60,145,642	60,867,213	62,332,622	61,548,682	62,406,260	63,657,635	64,245,243	65,246,403
City of Point	19,298,109	18,674,807	18,968,334	18,615,721	20,081,967	19,231,866	18,541,320	20,597,467
Rains County Emg Dist.#1	581,742,543	579,703,232	567,085,403	582,158,060	594,018,301	583,323,590	593,945,907	602,469,611
Rains County	581,742,543	579,703,232	567,085,403	580,290,884	592,581,380	582,942,214	593,646,297	602,469,611
Alba Golden ISD	11,916,796	11,987,220	12,579,225	12,657,222	13,038,987	12,979,370	12,955,403	12,928,707
Lone Oak ISD	3,883,588	3,799,133	3,930,175	3,596,642	3,681,175	3,605,400	3,893,745	4,034,948
Miller Grove ISD	1,853,080	1,922,166	2,002,405	2,057,788	1,852,626	1,937,230	1,920,101	1,899,119
Rains ISD	512,671,445	510,156,847	497,555,542	513,107,052	525,294,462	514,593,669	499,724,631	508,422,065

Rains County portion only
As of Certification

Before freeze adjustments

RAINS COUNTY APPRIASAL DISTRICT
NET TAXABLE VALUE
BEFORE FREEZE ADJUSTMENTS

2017

48,433,959

71,247,674

22,821,608

675,393,705

675,393,705

15,115,118

4,731.24

2,149,910

576,854,959

RAINS COUNTY APPRAISAL DISTRICT

AVERAGE MARKET VALUE- SINGLE FAMILY RESIDENCE

	2009	2010	2011	2012	2013	2014	2015	2016	2017
City of East Tawakoni	82,535	83,129	81,669	81,909	81,554	81,795	84,681	86,118	86,118
City of Emory	58,844	58,665	58,907	60,029	61,396	60,987	60,159	63,483	72,829
City of Point	51,660	50,596	51,596	51,368	51,837	51,738	51,401	52,844	61,291
Rains County Emg Dist.#1	84,805	85,796	85,096	84,180	82,885	83,307	85,084	87,128	105,022
Rains County	84,805	85,796	85,096	84,180	82,885	83,307	85,084	87,128	105,022
Alba Golden ISD	65,363	68,424	75,106	80,512	89,392	97,719	103,114	101,957	115,709
Lone Oak ISD	97,052	98,850	100,488	112,549	90,044	92,972	87,989	82,877	92,355
Miller Grove ISD	68,676	71,483	70,759	62,946	72,450	77,966	64,710	74,342	79,923
Rains ISD	85,062	86,036	85,224	84,226	82,731	82,942	84,740	86,857	88,052

Rains County portion only
As of Certification
A&E category

**RAINS COUNTY APPRAISAL DISTRICT
AVERAGE TAXABLE VALUE - SINGLE FAMILY RESIDENCE**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
City of East Tawakoni	81,281	82,385	81,427	81,726	81,360	81,789	84,628	85,973	85,973	100,765
City of Emory	57,528	57,899	57,827	59,619	60,970	60,734	60,003	63,380	69,722	72,251
City of Point	49,273	49,640	51,209	51,191	51,788	51,475	51,295	52,712	57,814	62,563
Rains County Emg Dist.#1	83,745	85,172	84,737	83,959	82,694	83,225	84,933	87,002	98,291	105,189
Rains County	83,745	85,172	84,737	83,959	82,694	83,225	84,933	87,002	98,291	105,189
Alba Golden ISD	50,361	53,400	60,143	65,547	75,389	83,870	89,659	80,305	87,190	85,968
Lone Oak ISD	78,928	78,497	85,488	97,549	75,759	78,651	74,383	62,190	65,375	68,973
Miller Grove ISD	53,676	56,483	55,759	47,946	56,721	62,787	51,903	52,742	54,837	69,140
Rains ISD	69,181	70,602	70,038	69,533	68,245	68,602	70,455	63,713	64,639	81,899

Rains County portion only

Category A& E divided by number of category A&E parcel

As of Certification

RAINS COUNTY APPRAISAL DISTRICT

Cod Category name	Description
A Real Property: Single Family Residential	Houses, condominiums and mobile homes located on land owned by the occupant
B Real Property: Multi Family Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes Apartments but not motels or hotels
C Real Property: Vacant Lots and Tracts	Unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirements
D1 Real Property: Qualified Agricultural Land	All acreage qualified for productivity valuation under Texas Constitution, Article III, 1-d or 1-d-1.
D2 Real Property: Non Qualified Land	Improvements associated with land in Category D property, including all houses, barns, sheds, silos garages other improvements associated with farming or ranching and land separated from a larger tract for residential purposes
E Real Property: Farm and Ranch improvements	Acreage that is not productivity valuation and is rural in nature
F1 Real Property: commercial	Land improvements devoted to sales, entertainment or services to the public. Does not include utility property, which is included in category J
F2 Real Property: Industrial	Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of production, except for utility property in Category J
G Oil, Gas, and other Minerals	Producing and non-producing wells, all other minerals and mineral interests and equipment used to bring the oil and gas to the surface, not including surface rights.
H Tangible Personal Property Non-business Vehicles	Privately owned automobiles, motorcycles and light trucks not used to produce income
J Real and Personal Property Utilities	All real and tangibles personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TV companies and other utility companies
L1 Personal Property: Commercial	All tangible personal property used by commercial business to produce income, including fixtures, equipment and

RAINS COUNTY APPRAISAL DISTRICT

inventory

L2	Personal Property: Industrial	All tangible personal property used by an industrial business to produce income, including fixtures equipment and inventory
M	Mobile Homes and Other Tangible Personal Property	Taxable personal property not included in other categories such as mobile homes on land owned by someone else It also may include privately owned aircraft, boat, travel Trailers, motor homes and mobile homes on rented or leased land.
N	Intangible Personal Property	All taxable property not otherwise classified
O	Real Property: Residential Inventory	Residential real property inventory held for sale and appraised as provided by Tax Section 23.12
S	Special Inventory	Certain property inventories of business that provide items for sale to the public. State law requires the appraisal district to appraise these inventory items based on business's total annual sales in the prior tax year. Category S properties include dealers' motor vehicles inventory, dealers' Heavy equipment inventory, dealers' motor vehicle inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory.

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Inquiries										
No change	548	612	361	284	371	571	216	594	145	220
Change	124	186	160	367	442	548	814	639	397	304
Pending	0	0	0	0				0	0	0
Total	672	798	521	651	813	1,119	1030	1,233	542	524
% Inquires to Notices Mailed	5.104%	5.860%	3.921%	4.703%	5.721%	7.852%	7.190%	8.620%	3.701%	4.153%

Protest Filed										
Pending Protests	0	0	7	0	0	0	5	0	0	0
Cancelled/No Show	117	94	178	112	147	54	29	146	227	87
Settled	283	152	158	155	122	145	187	104	294	185
ARB Decision	108	36	68	43	36	27	31	26	216	93
Pending Arbitration		0		0	0	0	0	1	0	0
Total	508	282	411	310	305	226	242	277	737	365

Online Inquires										
Pending Protests				0	0	0	1	0	0	0
Cancelled /No shows				0	0	0	0	0	0	4
Settled				0	25	0	2	28	0	10
ARB Decision				0	0	40	5	1	4	6
Pending Arbitration				0	0	0	0	0	0	0
Total				0	25	40	8	29	4	20
%Forma Protest to Notice Mailed	3.858%	2.071%	3.093%	2.240%	2.146%	1.586%	1.689%	1.937%	0.050328	0.028929

Notices Mailed	13,166	13,618	13,289	13,841	14,212	14,251	14,325	14,304	14,644	12,617
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* 2013 first year for online protests

As of certification

* we enter all online as protest

RAINS COUNTY APPRAISAL DISTRICT

2018		Number of	Total Market	Percent of
CAD TOTALS		Item	Value of Taxable Propety	Total Market
A	Real Property: Single-Family Residential	4,981	342,332,980	28.1065%
B	Real Property: Multi-Family Residential	13	2,829,260	23.2291%
C	Real Property: Vacant Lots & Tract	1,830	12,804,242	1.0513%
D1	Real Property: Qualified Agricultural Land	3,117	428,127,674	35.1505%
D2	Real Property: Farm & Ranch Improvement	1,079	13,726,466	20.0628%
E	Real Propety: Non qualified Ag Land	2,840	244,016,071	20.0344%
F1	Real Propety: Commercial	385	53,456,506	4.3889%
F2	Real Property: industrial	10	680,526	0.0559%
G	Oil, Gas, and other Minerals	14	209,425	0.0172%
H	Tangible Personal Property: Nonbusiness Vehicles	1	187,180	0.0154%
J	Real and Personal Property: Utilities	59	19,195,516	1.5760%
L1	Personal Property: Commercial	446	19,303,295	1.5849%
L2	Personal Property: Industrial	49	9,018,983	0.7405%
M	Mobile Homes and Other Tangible Personal Prop.	117	2,475,012	0.2032%
N	Intangible Personal Property	0	0	0.0000%
O	Real Property: Residential Inventory	135	1,048,765	0.0861%
S	Special Inventory	7	153,912	0.0126%
X	Totally Exempt Property	435	68,417,429	5.6173%
			1,217,983,242	

EXEMPTIONS AMOUNT

Homestead Exemptions	Amount	Taxing Units
	2018	
Homestead Local		None
Homestead State	25,000	All School District
Over 65 Local	3,000	Rains County, Rains County Emg. Dist.#1
Over 65 Local	10,000	City of East Tawakoni
Over 65 State	10,000	All School District
Over 65 Tax Ceiling		All School District, All Cities, and Rains County
Disabled Person Local		
Disabled Person State	10000	All School District
Disabled Person Tax Ceiling	10,000	All School District
Disabled Veteran 100%		All School District and Rains County and the Rains County Emg. District.#1
Other Exemption		
Disabled Veteran	varies	All taxing units -Business Personal Property
House Bill 366	varies	All taxing units -Business Personal Property and Mineral value less than \$500 per Taxing unit
Pollution Control	varies	All Taxing Units
Abatements	varies	Determined by each Taxing unit on a case by case basis
Freeport		None
Charitable Low Income Housing		
Prorated Exempt Property	Varies	All taxing Units

ENTITIES EXEMPTION DEDUCTIONS PER CATEGORY

CODES	2018	City of E. Tawakoni	City of Emory	City of Point	Rains Co. Emg. Dist. #1	Rains County
	Exemptions					
	Homestead Local		0	0	0	0
HS	Homestead State		0	0	0	0
OV65	Over 65 Local (OV65S)	1,140,000		0	4,316,058	4,316,058
OV65	Over 65 State (OV65S)		0	0	0	0
	Disabled Person Local		0	0	0	0
DP	Disabled Person State (DP,DPS)		0	0	0	0
DV	Disabled Veteran (DV1-4 & DVS 1-4)	200,242	78,467	84,469	2,027,022	2,027,022
DVHS	Disabled Veteran 100% (DVHSS)	778,426	140,274	274,998	9,023,065	9,023,065
EX366	Income Producing Tangible Personal Property under \$ 500EX-XC	1,251	5,984	2,627	9,697	9,697
PC	Pollution Control		0	0	117,917	117,917
AB	Abatements		0	0	0	0
EX-XT	Limitation on Taxes in Certain Municipalities (prorate) EX-XT		0	322,983	0	322,983
EX-XI	Youth Spiritual Mental & n Physical Dev. Org EX-XI		0	2,700	0	157,230
EX-XN	Motor Vehicle Leased for Personal Use EX-XN	50,945	117,452	193,671	1,537,559	1,537,559
EX-XF	Assisted Ambulatory Health CareCenter EX-XF		0	138,521	0	191,043
EX-XL	Organizations Proving Economic Dev. Ser EX-XL		0	236,955	236	237,191
EX-XU	Miscellaneous Exemptions EX-XU		0	343,939	304,949	787,223
EX-XR	Non-Profit Water or Waterway Dredge Disposal Site EX-XR		0	220,551	0	7,853,155
EX-XV	Exempt Property EX-XV	389,174	12,125,527	3,102,185	56,713,358	56,713,358
EX-XG	Primary Performing Charitable Functions EX-XG		0	97,434	577,399	780,970
EX-XJ	Private Schools EX-XJ		0	0	28,800	28,800
	Total Exemptions	2,560,038	13,830,787	4,540,534	84,103,271	84,103,271
	Other Deductions from Market Value					
	Loss due to AG Value	262,521	1,797,365	4,855,230	413,014,560	413,014,560
	Loss due to Homestead Cap	425,891	247,250	280,711	7,610,949	7,610,949

Rains County portion Only

As of Certification

ENTITIES EXEMPTION DEDUCTIONS PER CATEGORY

2018		Alba Golden ISD	Lone Oak ISD	Miller Grove ISD	Rains ISD
Exemptions					
	Homestead Local	0	0	0	0
HS	Homestead State	1,539,012	572,170	261,881	69,432,947
OV65	Over 65 Local	0	0	0	0
OV65	Over 65 State	307,024	70,000	40,000	13,272,419
	Disabled Person Local		0	0	0
DP	Disabled Person State	50,000	0	10,000	1,291,817
DV	Disabled Veteran	297,501	32,455	12,000	7,212,252
DVHS	Disabled Veteran 100%	31,683	0	0	904,981
EX366	Income Producing Tangible Personal Property under \$ 500EX-XC	390		0	
PC	Polluction Control		0	0	117,917
AB	Abatements		0	0	0
EX-XT	Limitation on Taxes in Certain Municipalities (prorate) EX-XT		0	0	322,983
EX-XI	Youth Spiritual Mental &n Physical Dev. Org EX-XI		0	0	157,230
EX-XN	Motor Vehicle Leased for Personal Use EX-XN		0	0	1,537,559
EX-XF	Assisted Ambulatory Health CareCenter EX-XF		0	0	191,043
EX-XL	Organizations Proving Economic Dev. Ser EX-XL		0	0	237,191
EX-XU	Miscellaneous Exemptions EX-XU		0	0	787,223
EX-XR	Non-Profit Water or Waterway Dredge Disposal Site EX-XR	26,257	0	0	7,921,210
EX-XV	Exempt Property EX-XV	694,631	1,204,720	1,209,578	53,604,429
EX-XG	Primary Performing Charitable Functions EX-XG		0	0	780,970
EX-XJ	Private Schools EX-XJ		0	0	28,800
	Total Exemptions	2,946,498	1,879,345	1,533,459	157,800,971
Other Deductions from Market Value					
	Loss due to AG Value	28,609,461	8,479,038	6,266,524	369,633,169
	Loss due to Homestead Cap	120,064	38,626	14,213	7,438,046

Rains County portion Only

As of Certification

ENTITIES TOTAL TAX RATES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
City of East Tawakoni	0.4709	0.4988	0.5431	0.5431	0.5892	0.5893	0.5903	0.5903	0.5903	0.6103
City of Emory	0.2695	0.2695	0.3415	0.3415	0.3415	0.3415	0.3415	0.3742	0.3742	0.3742
City of Point	0.3850	0.4140	0.4140	0.4140	0.4530	0.4754	0.6200	0.6200	0.6200	0.6200
Rains County Emg Dist.#1	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
Rains County	0.6129	0.6029	0.6029	0.6029	0.6129	0.6398	0.6403	0.6595	0.6350	0.6400
Alba Golden ISD	1.1062	1.2140	1.0930	1.0930	1.1070	1.1000	1.2300	1.2300	1.2300	1.2300
Lone Oak ISD	1.2780	1.3059	1.3666	1.3666	1.3666	1.36205	1.318950	1.31895	1.3000	1.3100
Miller Grove ISD	1.3200	1.3200	1.3200	1.3200	1.3200	1.3200	1.3200	1.3200	1.3200	1.3200
Rains ISD	1.1650	1.2000	1.2350	1.2350	1.2350	1.2350	1.2450	1.2450	1.2300	1.2300

Rains County portion only
As of Certification

ENTITIES NET TAXABLE
AND LEVIES

	2009 VALUE	LEVY	PARCELS
City of East Tawakoni	33,096,863	\$ 181,279.74	1,254
City of Emory	53,606,291	\$ 157,268.82	981
City of Point	15,893,917	\$ 68,494.34	552
Rains County Emg Dist.#1	580,485,259	\$ 580,504.03	13,755
Rains County	485,696,792	\$ 3,486,275.08	13,755
Alba Golden ISD	10,122,002		272
Lone Oak ISD	3,615,326		123
Miller Grove ISD	1,703,414	\$ 23,036.24	55
Rains ISD	444,273,369	\$ 5,699,862.43	13,307

	2010 VALUE	LEVY	PARCELS
City of East Tawakoni	32,636,112	\$ 189,940.58	1,253
City of Emory	54,508,337	\$ 159,898.78	981
City of Point	15,493,135	\$ 71,182.41	546
Rains County Emg Dist.#1	579,658,312	\$ 579,689.04	13,905
Rains County	480,990,278	\$ 3,432,566.84	13,905
Alba Golden ISD	10,179,785		273
Lone Oak ISD	3,430,800		123
Miller Grove ISD	1,774,183	\$ 23,970.39	55
Rains ISD	440,805,878	\$ 5,853,235.12	13,457

	2011 VALUE	LEVY	PARCELS
City of East Tawakoni	32,124,847	\$ 204,440.74	1,253
City of Emory	56,024,017	\$ 204,283.09	983
City of Point	15,682,513	\$ 72,832.81	547
Rains County Emg Dist.#1	567,050,826	\$ 567,258.10	14,000
Rains County	465,870,045	\$ 3,363,041.65	14,000
Alba Golden ISD	10,791,394	\$ 132,784.29	273
Lone Oak ISD	3,575,969		138
Miller Grove ISD	1,851,450	\$ 24,990.28	56
Rains ISD	425,955,912	\$ 5,878,178.57	13,637

ENTITIES NET TAXABLE
AND LEVIES

2012	VALUE	LEVY	PARCELS
City of East Tawakoni	31,734,251	\$ 204,213.46	1,257
City of Emory	55,370,852	\$ 202,231.43	985
City of Point	15,312,765	\$ 78,022.57	552
Rains County Emg Dist.#1	581,993,378	\$ 582,049.48	14,104
Rains County	475,253,204	\$ 3,443,257.26	14,104
Alba Golden ISD	10,868,626	\$ 134,536.92	275
Lone Oak ISD	3,171,940		141
Miller Grove ISD	1,910,068	\$ 25,764.04	56
Rains ISD	438,811,883	\$ 6,076,673.86	13,637
2013	VALUE	LEVY	PARCELS
City of East Tawakoni	31,766,806	\$ 221,245.42	1,241
City of Emory	56,109,663	\$ 205,358.08	981
City of Point	16,675,995	\$ 85,046.12	552
Rains County Emg Dist.#1	593,973,333	\$ 594,008.58	14,212
Rains County	485,896,007	\$ 3,575,789.21	14,212
Alba Golden ISD	11,207,892	\$ 139,637.69	271
Lone Oak ISD	3,253,337		141
Miller Grove ISD	1,852,626	\$ 24,454.65	57
Rains ISD	449,498,854	\$ 6,248,360.72	13,750

ENTITIES NET TAXABLE
AND LEVIES

2014	VALUE	LEVY	PARCELS
City of East Tawakoni	32,563,329	\$ 227,030.15	1,241
City of Emory	57,545,469	\$ 210,225.16	991
City of Point	16,115,896	\$ 85,537.05	557
Rains County Emg Dist.#1	583,186,592	\$ 583,289.72	14,247
Rains County	473,680,866	\$ 3,658,919.21	14,247
Alba Golden ISD	10,474,298	\$ 138,359.69	271
Lone Oak ISD	3,122,594		120
Miller Grove ISD	1,900,117	\$ 25,496.92	59
Rains ISD	436,644,032	\$ 6,136,521.94	13,802
2015	VALUE	LEVY	PARCELS
City of East Tawakoni	34,080,476	\$ 236,035.03	1,250
City of Emory	58,373,145	\$ 212,934.76	998
City of Point	15,285,446	\$ 104,199.15	561
Rains County Emg Dist.#1	593,645,458	\$ 593,720.81	14,099
Rains County	477,027,158	\$ 3,735,342.28	14,099
Alba Golden ISD			
Lone Oak ISD	3,450,179	\$ 49,007.06	123
Miller Grove ISD	1,758,704	\$ 23,586.94	59
Rains ISD	428,092,921	\$ 6,008,927.41	13,654
2016	VALUE	LEVY	PARCELS
City of East Tawakoni	35,435,128	\$ 244,886.41	1,255
City of Emory	59,054,001	\$ 235,768.35	999
City of Point	16,746,389	\$ 116,838.14	558
Rains County Emg Dist.#1	600,745,386	\$ 600,848.71	14,638
Rains County	477,040,919	\$ 3,861,797.91	14,638
Alba Golden ISD	11,190,918	\$ 151,581.07	275
Lone Oak ISD	3,550,564	\$ -	125
Miller Grove ISD	1,855,612	\$ 24,844.84	62
Rains ISD	428,789,224	\$ 6,091,962.92	14,186
2017			
City of East Tawakoni	38,240,063	\$ 267,661.71	1,255
City of Emory	64,102,148	\$ 256,963.06	1,022

ENTITIES NET TAXABLE
AND LEVIES

City of Point	18,716,676	\$ 129,737.32	553
Rains County Emergency	675,392,576	\$ 675,539.55	12,613
Rains County	537,101,886	\$ 4,155,863.47	12,613
Alba Golden ISD	13,349,899	\$ 176,096.65	283
Lone Oak ISD	4,252,588	\$ -	128
Miller Grove ISD	2,019,842	\$ 27,808.86	63
Rains ISD	483,972,030	\$ 6,776,487.25	12,151

2018

City of East Tawakoni	38,974,412	\$ 279,616.63	1,243
City of Emory	67,184,397	\$ 269,206.26	1,042
City of Point	19,168,412	\$ 132,648.03	564
Rains County Emergency	713,269,269	\$ 713,449.03	12,688
Rains County	566,077,817	\$ 4,372,021.41	12,687
Alba-Golden ISD	13,756,149	\$ 182,850.85	284
Lone Oak ISD	4,120,314		127
Miller Grove ISD	2,021,596	\$ 27,832.02	61
Rains ISD	509,202,365	\$ 7,094,203.16	12,224