

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

RAINS CO APPRAISAL DISTRICT
P O BOX 71
EMORY TEXAS 75440

903-657-2555

rcadmail@rainscad.org

APPRAISAL YEAR 2024
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/24/2024 AT: 9:00 AM
RAINS CO APPR DIST OFFICE
145 DORIS BRIGGS PKWY
EMORY, TX 75440

Protest Deadline: 6-05-2024
ARB Hearing: 6-24-2024
Owner: 10878 451

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

WOOD COUNTY ELECTRIC COOP
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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 2024	PROPERTY DESCRIPTION	
COUNTY		16,960	19,000	SEQ: 9900010 Type: PERSONAL Owner #: 10878	
ALBA-GOLDEN ISD		16,960	19,000	Legal: DISTRIBUTION 19 METERS	
EMER SERV DIST		16,960	19,000	ALBA-GOLDEN ISD	
				2-001410-000010	
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		16,960	0	19,000	
ALBA-GOLDEN ISD		16,960	0	19,000	
EMER SERV DIST		16,960	0	19,000	

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,

SHERRI MCCALL
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		16,960 16,960 16,960	20,000 20,000 20,000	SEQ: 9900020 Type: PERSONAL Owner #: 10878 Legal: DISTRIBUTION 20 METERS RAINS ISD 2-001410-000020 Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	16,960	0	20,000		
RAINS ISD	16,960	0	20,000		
EMER SERV DIST	16,960	0	20,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		58,700 58,700 58,700	65,800 65,800 65,800	SEQ: 9900030 Type: PERSONAL Owner #: 10878 Legal: 138 KV TRANSMISSION 1.88 MILES 2-001410-000030 Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	58,700	0	65,800		
RAINS ISD	58,700	0	65,800		
EMER SERV DIST	58,700	0	65,800		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	92,620	0	104,800		
ALBA-GOLDEN ISD	16,960	0	19,000		
EMER SERV DIST	92,620	0	104,800		
RAINS ISD	75,660	0	85,800		