

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: 279 73

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

CELLCO PARTNERSHIP DBA VERIZ  
% KROLL LLC  
PO BOX 2549  
ADDISON TX 75001-2549



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		98,040	89,680	SEQ: 9900011    Type: PERSONAL    Owner #:    279	
RAINS ISD		98,040	89,680	Legal: COMMUNICATION TOWER	
EMER SERV DIST		98,040	89,680	3236 W FM 2795	
				Agent:    833	
				Category:    L2P    INDUS.- RADIO TOWERS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		98,040	0	89,680	
RAINS ISD		98,040	0	89,680	
EMER SERV DIST		98,040	0	89,680	
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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		147,970	147,970	SEQ: 9900020	Type: PERSONAL	Owner #: 279
CITY OF EMORY		147,970	147,970	Legal: CELL SITE EQUIPMENT		
RAINS ISD		147,970	147,970	502E E LENNON DR - EMORY		
EMER SERV DIST		147,970	147,970			
				2-008910-000020		
					Agent: 833	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		147,970	0	147,970		
CITY OF EMORY		147,970	0	147,970		
RAINS ISD		147,970	0	147,970		
EMER SERV DIST		147,970	0	147,970		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		181,550	185,150	SEQ: 9900021	Type: PERSONAL	Owner #: 279
CITY OF EMORY		181,550	185,150	Legal: COMMUNICATION TOWER		
RAINS ISD		181,550	185,150	502E E LENNON DRIVE EMORY		
EMER SERV DIST		181,550	185,150			
					Agent: 833	
				Category: L2P	INDUS.- RADIO TOWERS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		181,550	0	185,150		
CITY OF EMORY		181,550	0	185,150		
RAINS ISD		181,550	0	185,150		
EMER SERV DIST		181,550	0	185,150		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		193,070	193,070	SEQ: 9900030	Type: PERSONAL	Owner #: 279
RAINS ISD		193,070	193,070	Legal: CELL SITE EQUIPMENT		
EMER SERV DIST		193,070	193,070	3307 W HWY 69 N - POINT		
				2-008910-000030		
					Agent: 833	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		193,070	0	193,070		
RAINS ISD		193,070	0	193,070		
EMER SERV DIST		193,070	0	193,070		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
COUNTY	620,630	0	615,870			
RAINS ISD	620,630	0	615,870			
EMER SERV DIST	620,630	0	615,870			
CITY OF EMORY	329,520	0	333,120			