

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

CANON FINANCIAL SERVICES INC
158 GAITHER DR STE 200
MOUNT LAUREL NJ 08054-1716



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:	31222 68
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 2024	PROPERTY DESCRIPTION	
COUNTY		430	1,800	SEQ: 9900010	Type: PERSONAL Owner #: 31222
CITY-E-TAWAKONI	L	430	1,800	Legal: COMM.-BUSINESS PERS PROPERTY 32830 Category: L1N COMM.-BUSINESS PERS PROPERTY	
RAINS ISD		430	1,800		
EMER SERV DIST		430	1,800		
Deductions: (L)=LESS THAN \$2500 INC PPP					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	430	0	1,800		
CITY-E-TAWAKONI	0	1,800	0		
RAINS ISD	430	0	1,800		
EMER SERV DIST	430	0	1,800		

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		2,790	810	SEQ: 9900020 Type: PERSONAL Owner #: 31222	
CITY OF EMORY	L	2,790	810	Legal: COMM.-BUSINESS PERS PROPERTY	
RAINS ISD		2,790	810		
EMER SERV DIST		2,790	810	32830	
Deductions: (L)=LESS THAN \$2500 INC PPP				Category: L1N COMM.-BUSINESS PERS PROPERTY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,790	0	810	
CITY OF EMORY		0	810	0	
RAINS ISD		2,790	0	810	
EMER SERV DIST		2,790	0	810	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,220	0	2,610		
CITY-E-TAWAKONI	0	1,800	0		
RAINS ISD	3,220	0	2,610		
EMER SERV DIST	3,220	0	2,610		
CITY OF EMORY	0	810	0		