

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: 3574 158

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

FARMERS ELECTRIC COOP INC
% 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	535,900	534,000	SEQ: 9900010 Type: PERSONAL Owner #: 3574
CITY-E-TAWAKONI	535,900	534,000	Legal: DISTRIBUTION 534 METERS
RAINS ISD	535,900	534,000	RAINS ISD / EAST TAWAKONI CITY
EMER SERV DIST	535,900	534,000	2-000511-000010
			Agent: 040
			Category: J3 ELECTRIC - UTILITY EQUIP

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	535,900	0	534,000		
CITY-E-TAWAKONI	535,900	0	534,000		
RAINS ISD	535,900	0	534,000		
EMER SERV DIST	535,900	0	534,000		

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		87,610	97,000	SEQ: 9900020	Type: PERSONAL Owner #: 3574
CITY OF EMORY		87,610	97,000	Legal: DISTRIBUTION	97 METERS
RAINS ISD		87,610	97,000	RAINS ISD / CITY OF EMORY	
EMER SERV DIST		87,610	97,000	2-000511-000020	
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		87,610	0	97,000	
CITY OF EMORY		87,610	0	97,000	
RAINS ISD		87,610	0	97,000	
EMER SERV DIST		87,610	0	97,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		89,470	101,000	SEQ: 9900030	Type: PERSONAL Owner #: 3574
CITY OF POINT		89,470	101,000	Legal: DISTRIBUTION	101 METERS
RAINS ISD		89,470	101,000	RAINS ISD / CITY OF POINT	
EMER SERV DIST		89,470	101,000	2-000511-000030	
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		89,470	0	101,000	
CITY OF POINT		89,470	0	101,000	
RAINS ISD		89,470	0	101,000	
EMER SERV DIST		89,470	0	101,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		5,395,350	5,844,000	SEQ: 9900040	Type: PERSONAL Owner #: 3574
RAINS ISD		5,395,350	5,844,000	Legal: DISTRIBUTION	5844 METERS
EMER SERV DIST		5,395,350	5,844,000	RAINS ISD	
				2-000511-000040	
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		5,395,350	0	5,844,000	
RAINS ISD		5,395,350	0	5,844,000	
EMER SERV DIST		5,395,350	0	5,844,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		249,780	285,000	SEQ: 9900060	Type: PERSONAL Owner #: 3574
MILLER GRVE ISD		249,780	285,000	Legal: DISTRIBUTION	285 METERS
EMER SERV DIST		249,780	285,000	MILLER GROVE ISD	
				2-000511-000060	
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		249,780	0	285,000	
MILLER GRVE ISD		249,780	0	285,000	
EMER SERV DIST		249,780	0	285,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		105,480	120,000	SEQ: 9900070 Type: PERSONAL Owner #: 3574	
RAINS ISD		105,480	120,000	Legal: SUBSTATION 12,000 KVA	
EMER SERV DIST		105,480	120,000	FM 515 RAINS ISD	
				2-000511-000070	
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		105,480	0	120,000	
RAINS ISD		105,480	0	120,000	
EMER SERV DIST		105,480	0	120,000	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,463,590	0	6,981,000		
CITY-E-TAWAKONI	535,900	0	534,000		
RAINS ISD	6,213,810	0	6,696,000		
EMER SERV DIST	6,463,590	0	6,981,000		
CITY OF EMORY	87,610	0	97,000		
CITY OF POINT	89,470	0	101,000		
MILLER GRVE ISD	249,780	0	285,000		

