

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: 51232 265

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

MAILBOX + EXPRESS LLC  
LYBRAND RHONDA/BUSALACHI JAME  
314 W LENNON DR STE A  
EMORY TX 75440-3062



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                        | 11,860    | 11,220        | SEQ: 9900010 Type: PERSONAL Owner #: 51232 |
| CITY OF EMORY                 | 11,860    | 11,220        | Legal: COMM.-BUSINESS PERS PROPERTY        |
| RAINS ISD                     | 11,860    | 11,220        |  |
| EMER SERV DIST                | 11,860    | 11,220        | 10518                                      |
|                               |           |               | Category: L1N COMM.-BUSINESS PERS PROPERTY |

| Taxing Units   | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |  |  |
|----------------|---------------------|---------------------|------------------------------------|--|--|
| COUNTY         | 11,860              | 0                   | 11,220                             |  |  |
| CITY OF EMORY  | 11,860              | 0                   | 11,220                             |  |  |
| RAINS ISD      | 11,860              | 0                   | 11,220                             |  |  |
| EMER SERV DIST | 11,860              | 0                   | 11,220                             |  |  |

*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

