

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

COMMERCIAL BANK OF TEXAS NA
% GIL MASTERS & ASSOCIATES INC
PO BOX 708
LUFKIN TX 75902-0708



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: 59951 85

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		32,370	35,090	SEQ: 9900010 Type: PERSONAL Owner #: 59951	
CITY OF EMORY		32,370	35,090	Legal: COMM.-BUSINESS PERS PROPERTY	
RAINS ISD		32,370	35,090		
EMER SERV DIST		32,370	35,090		
				31661	
				Agent: 335	
				Category: L1N COMM.-BUSINESS PERS PROPERTY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		32,370	0	35,090	
CITY OF EMORY		32,370	0	35,090	
RAINS ISD		32,370	0	35,090	
EMER SERV DIST		32,370	0	35,090	

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		20,650	23,070	SEQ: 9900030 Type: PERSONAL Owner #: 59951	
ALBA-GOLDEN ISD		20,650	23,070	Legal: COMM.-BUSINESS PERS PROPERTY	
EMER SERV DIST		20,650	23,070	<p>31662</p> <p>Agent: 335</p> <p>Category: L1N COMM.-BUSINESS PERS PROPERTY</p>	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		20,650	0	23,070	
ALBA-GOLDEN ISD		20,650	0	23,070	
EMER SERV DIST		20,650	0	23,070	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	53,020	0	58,160		
CITY OF EMORY	32,370	0	35,090		
RAINS ISD	32,370	0	35,090		
EMER SERV DIST	53,020	0	58,160		
ALBA-GOLDEN ISD	20,650	0	23,070		