

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

PEOPLES WIRELESS
% WITTNER TAX CONSULTANT
PO BOX 1928
HENDERSON TX 75653



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: 6942 304

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	180,000	210,000	SEQ: 9900010 Type: PERSONAL Owner #: 6942
CITY OF EMORY	180,000	210,000	Legal: CELL SITE EMORY
RAINS ISD	180,000	210,000	HWY 19 N OF EMORY @ CR 3070 -
EMER SERV DIST	180,000	210,000	2-008150-000010
			Agent: 619
			Category: L2Q INDUS.- RADIO TOWER EQUIPMENT

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	180,000	0	210,000		
CITY OF EMORY	180,000	0	210,000		
RAINS ISD	180,000	0	210,000		
EMER SERV DIST	180,000	0	210,000		

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		112,500	131,250	SEQ: 9900020	Type: PERSONAL Owner #: 6942
RAINS ISD		112,500	131,250	Legal: FLATS CELL EQUIPMENT	
EMER SERV DIST		112,500	131,250	2983 FM 2324	
				2-008150-000020	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		112,500	0	131,250	
RAINS ISD		112,500	0	131,250	
EMER SERV DIST		112,500	0	131,250	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		150,000	175,000	SEQ: 9900030	Type: PERSONAL Owner #: 6942
RAINS ISD		150,000	175,000	Legal: HOGANSVILLE CELL EQUIPMENT	
EMER SERV DIST		150,000	175,000	2126 FM 2946	
				2-008150-000030	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		150,000	0	175,000	
RAINS ISD		150,000	0	175,000	
EMER SERV DIST		150,000	0	175,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		52,500	61,250	SEQ: 9900040	Type: PERSONAL Owner #: 6942
CITY OF POINT		52,500	61,250	Legal: POINT CELL EQUIPMENT	
RAINS ISD		52,500	61,250	161 AVENUE C	
EMER SERV DIST		52,500	61,250		
				2-008150-000040	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		52,500	0	61,250	
CITY OF POINT		52,500	0	61,250	
RAINS ISD		52,500	0	61,250	
EMER SERV DIST		52,500	0	61,250	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		11,480	13,390	SEQ: 9900050	Type: PERSONAL Owner #: 6942
RAINS ISD		11,480	13,390	Legal: WEST HOGANSVILLE CELL EQUIPMEN	
EMER SERV DIST		11,480	13,390	291 RS COUNTY RD 3151	
				2-008150-000050	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		11,480	0	13,390	
RAINS ISD		11,480	0	13,390	
EMER SERV DIST		11,480	0	13,390	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		74,250	86,630	SEQ: 9900070	Type: PERSONAL Owner #: 6942
RAINS ISD		74,250	86,630	Legal: N HOGANSVILLE CELL EQUIPMENT	
EMER SERV DIST		74,250	86,630	5294 FM 2946 EMORY	
				2-008150-000070	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		74,250	0	86,630	
RAINS ISD		74,250	0	86,630	
EMER SERV DIST		74,250	0	86,630	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		74,250	86,630	SEQ: 9900080	Type: PERSONAL Owner #: 6942
RAINS ISD		74,250	86,630	Legal: SHORT CELL EQUIPMENT	
EMER SERV DIST		74,250	86,630	487 RCR 2230	
				2-008150-000080	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		74,250	0	86,630	
RAINS ISD		74,250	0	86,630	
EMER SERV DIST		74,250	0	86,630	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		67,500	78,750	SEQ: 9900090	Type: PERSONAL Owner #: 6942
RAINS ISD		67,500	78,750	Legal: EAST TAWAKONI CELL EQUIPMENT	
EMER SERV DIST		67,500	78,750	635 RS COUNTRY RD 1530 POINT	
				2-008150-000090	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		67,500	0	78,750	
RAINS ISD		67,500	0	78,750	
EMER SERV DIST		67,500	0	78,750	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		67,500	78,750	SEQ: 9900100	Type: PERSONAL Owner #: 6942
RAINS ISD		67,500	78,750	Legal: POINT CELL EQUIPMENT	
EMER SERV DIST		67,500	78,750	352 RS COUNTRY RD 4516 POINT	
				2-008150-000100	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		67,500	0	78,750	
RAINS ISD		67,500	0	78,750	
EMER SERV DIST		67,500	0	78,750	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	789,980	0	921,650		
CITY OF EMORY	180,000	0	210,000		
RAINS ISD	789,980	0	921,650		
EMER SERV DIST	789,980	0	921,650		
CITY OF POINT	52,500	0	61,250		