

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

COMMUNITY INTERNET PROVIDERS
PROPERTY TAX DEPT
203 N 5TH ST
WILLS POINT TX 75169



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: 700032 86

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		2,000	2,000	SEQ: 9900005 Type: PERSONAL Owner #: 700032	
RAINS ISD		2,000	2,000	Legal: TOWER	
EMER SERV DIST		2,000	2,000	513 - HIRAM SITUS: 160 CR 1621 LONE OAK TX	
				Category: L2P INDUS.- RADIO TOWERS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,000	0	2,000	
RAINS ISD		2,000	0	2,000	
EMER SERV DIST		2,000	0	2,000	

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		1,000	1,000	SEQ: 9900010	Type: PERSONAL	Owner #: 700032
RAINS ISD		1,000	1,000	Legal: EQUIPMENT ON TOWER		
EMER SERV DIST		1,000	1,000	513 - HIRAM		
				SITUS: 160 CR 1621 LONE OAK TX		
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,000	0	1,000		
RAINS ISD		1,000	0	1,000		
EMER SERV DIST		1,000	0	1,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		2,000	2,000	SEQ: 9900015	Type: PERSONAL	Owner #: 700032
CITY-E-TAWAKONI		2,000	2,000	Legal: TOWER		
RAINS ISD		2,000	2,000	EAST TAWAKONI FIRE DEPT TOWER		
EMER SERV DIST		2,000	2,000	SITUS: 100 LITTLE OAKS DR		
				Category: L2P	INDUS.- RADIO TOWERS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,000	0	2,000		
CITY-E-TAWAKONI		2,000	0	2,000		
RAINS ISD		2,000	0	2,000		
EMER SERV DIST		2,000	0	2,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		3,500	3,500	SEQ: 9900020	Type: PERSONAL	Owner #: 700032
CITY-E-TAWAKONI		3,500	3,500	Legal: TOWER EQUIPMENT		
RAINS ISD		3,500	3,500	EAST TAWAKONI FIRE DEPT		
EMER SERV DIST		3,500	3,500	SITUS: 100 LITTLE OAKS DR		
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		3,500	0	3,500		
CITY-E-TAWAKONI		3,500	0	3,500		
RAINS ISD		3,500	0	3,500		
EMER SERV DIST		3,500	0	3,500		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		11,500	11,500	SEQ: 9900025	Type: PERSONAL	Owner #: 700032
CITY-E-TAWAKONI		11,500	11,500	Legal: TOWER EQUIPMENT		
RAINS ISD		11,500	11,500	EAST TAWAKONI NORTH WATER TOWE		
EMER SERV DIST		11,500	11,500	SITUS: 104 OAK CROSSING EAST T		
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		11,500	0	11,500		
CITY-E-TAWAKONI		11,500	0	11,500		
RAINS ISD		11,500	0	11,500		
EMER SERV DIST		11,500	0	11,500		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY RAINS ISD EMER SERV DIST		3,500 3,500 3,500	3,500 3,500 3,500	SEQ: 9900030 Type: PERSONAL Owner #: 700032 Legal: TOWER EQUIPMENT EAST TAWAKONI PD OMNI SITUS: 288 BRAZEIL BAY ROAD E Category: L2Q INDUS.- RADIO TOWER EQUIPMENT		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY RAINS ISD EMER SERV DIST		3,500 3,500 3,500	0 0 0	3,500 3,500 3,500		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY CITY-E-TAWAKONI RAINS ISD EMER SERV DIST		10,000 10,000 10,000 10,000	10,000 10,000 10,000 10,000	SEQ: 9900035 Type: PERSONAL Owner #: 700032 Legal: TOWER EQUIPMENT EAST TAWAKONI SOUTH WATER TOWE SITUS: TAWAKONI DR EAST Category: L2Q INDUS.- RADIO TOWER EQUIPMENT		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY-E-TAWAKONI RAINS ISD EMER SERV DIST		10,000 10,000 10,000 10,000	0 0 0 0	10,000 10,000 10,000 10,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY RAINS ISD EMER SERV DIST		12,000 12,000 12,000	12,000 12,000 12,000	SEQ: 9900040 Type: PERSONAL Owner #: 700032 Legal: TOWER EQUIPMENT EAST TAWAKONI TILLMAN SITUS: 635 RS CR 1530 POINT TX Category: L2Q INDUS.- RADIO TOWER EQUIPMENT		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY RAINS ISD EMER SERV DIST		12,000 12,000 12,000	0 0 0	12,000 12,000 12,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY CITY OF EMORY RAINS ISD EMER SERV DIST		920 920 920 920	920 920 920 920	SEQ: 9900045 Type: PERSONAL Owner #: 700032 Legal: TOWER EQUIPMENT EDT - EMORY WEST WATER TOWER SITUS: W NORTH STREET EMORY Category: L2Q INDUS.- RADIO TOWER EQUIPMENT		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY CITY OF EMORY RAINS ISD EMER SERV DIST		920 920 920 920	0 0 0 0	920 920 920 920		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		2,360	2,360	SEQ: 9900050 Type: PERSONAL Owner #: 700032		
CITY OF EMORY		2,360	2,360	Legal: TOWER EQUIPMENT		
RAINS ISD		2,360	2,360	EEM - EMORY EMERGENCY TOWER		
EMER SERV DIST		2,360	2,360	SITUS: 211 INDUSTRIAL BLVD		
				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,360	0	2,360		
CITY OF EMORY		2,360	0	2,360		
RAINS ISD		2,360	0	2,360		
EMER SERV DIST		2,360	0	2,360		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		8,600	8,600	SEQ: 9900055 Type: PERSONAL Owner #: 700032		
RAINS ISD		8,600	8,600	Legal: TOWER EQUIPMENT		
EMER SERV DIST		8,600	8,600	EEM - EMORY EAST WATER TOWER		
				SITUS: FM 515 EMORY TX		
				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		8,600	0	8,600		
RAINS ISD		8,600	0	8,600		
EMER SERV DIST		8,600	0	8,600		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		2,000	2,000	SEQ: 9900060 Type: PERSONAL Owner #: 700032		
RAINS ISD		2,000	2,000	Legal: TOWER		
EMER SERV DIST		2,000	2,000	EMORY 3205 TOWER		
				SITUS: 3242 HWY 19 EMORY TX		
				Category: L2P INDUS.- RADIO TOWERS		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,000	0	2,000		
RAINS ISD		2,000	0	2,000		
EMER SERV DIST		2,000	0	2,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		1,540	1,540	SEQ: 9900065 Type: PERSONAL Owner #: 700032		
RAINS ISD		1,540	1,540	Legal: TOWER EQUIPMENT		
EMER SERV DIST		1,540	1,540	EMORY 3205 TOWER		
				SITUS: 3242 HWY 19 EMORY TX		
				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,540	0	1,540		
RAINS ISD		1,540	0	1,540		
EMER SERV DIST		1,540	0	1,540		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		8,500	8,500	SEQ: 9900070 Type: PERSONAL Owner #: 700032		
CITY OF POINT		8,500	8,500	Legal: TOWER EQUIPMENT		
RAINS ISD		8,500	8,500	POINT WATER TOWER		
EMER SERV DIST		8,500	8,500	SITUS: AVE C POINT TX		
				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		8,500	0	8,500		
CITY OF POINT		8,500	0	8,500		
RAINS ISD		8,500	0	8,500		
EMER SERV DIST		8,500	0	8,500		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		3,000	3,000	SEQ: 9900075 Type: PERSONAL Owner #: 700032		
RAINS ISD		3,000	3,000	Legal: TOWER EQUIPMENT		
EMER SERV DIST		3,000	3,000	SRA - SABINE RIVER AUTHORITY		
				SITUS: 169 PR 1480 POINT TX		
				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		3,000	0	3,000		
RAINS ISD		3,000	0	3,000		
EMER SERV DIST		3,000	0	3,000		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	72,420	0	72,420		
RAINS ISD	72,420	0	72,420		
EMER SERV DIST	72,420	0	72,420		
CITY-E-TAWAKONI	27,000	0	27,000		
CITY OF EMORY	3,280	0	3,280		
CITY OF POINT	8,500	0	8,500		

