

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: 700090 330

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

RAINS PHARMACY MRC INVEST LLC
MERIDETH CHAVEZ, PHRAMD
392 E LENNON DR
EMORY TX 75440



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		315,700	20,150	SEQ: 9900010	Type: PERSONAL Owner #: 700090
CITY OF EMORY	A	315,700	20,150	Legal: M&E	
RAINS ISD		315,700	20,150		
EMER SERV DIST		315,700	20,150	SITUS: 392 E LENNON DR EMORY 5272	
Deductions: (A)=ABATEMENT EXEMPTION				Category: L1N	COMM.-BUSINESS PERS PROPERTY
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		315,700	0	20,150	
CITY OF EMORY		277,000	18,140	2,010	
RAINS ISD		315,700	0	20,150	
EMER SERV DIST		315,700	0	20,150	

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			18,550	SEQ: 9900020 Type: PERSONAL Owner #: 700090	
CITY OF EMORY					

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY			210,580	SEQ: 9900030 Type: PERSONAL Owner #: 700090	
CITY OF EMORY			210,580	Legal: COMM.-BUSINESS PERS PROPERTY	
RAINS ISD			210,580		
EMER SERV DIST			210,580	5272	
				Category: L1N COMM.-BUSINESS PERS PROPERTY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		0	0	210,580	
CITY OF EMORY		0	0	210,580	
RAINS ISD		0	0	210,580	
EMER SERV DIST		0	0	210,580	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	315,700	0	249,280		
CITY OF EMORY	277,000	34,840	214,440		
RAINS ISD	315,700	0	249,280		
EMER SERV DIST	315,700	0	249,280		