

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: 847847 266

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

MAJOR MIDSTREAM OPERATING PTNR
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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		28,730	27,410	SEQ: 9900010 Type: PERSONAL Owner #: 847847	
RAINS ISD		28,730	27,410	Legal: 5.600 MI 12 IN 1970 G CAG	
EMER SERV DIST		28,730	27,410	2-000400-000010	
				Agent: 040	
				Category: J6 PIPELINES - PIPE SEGMENTS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		28,730	0	27,410	
RAINS ISD		28,730	0	27,410	
EMER SERV DIST		28,730	0	27,410	
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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 ALBA-GOLDEN ISD EMER SERV DIST		4,310 4,310 4,310	4,110 4,110 4,110	SEQ: 9900030 Type: PERSONAL Owner #: 847847 Legal: 0.840 MI 12 IN 1970 G CAG 2-000400-000030 Agent: 040 Category: J6 PIPELINES - PIPE SEGMENTS		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY ALBA-GOLDEN ISD EMER SERV DIST		4,310 4,310 4,310	0 0 0	4,110 4,110 4,110		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY RAINS ISD EMER SERV DIST		19,940 19,940 19,940	23,370 23,370 23,370	SEQ: 9900040 Type: PERSONAL Owner #: 847847 Legal: 7.910 MI 6 IN 1984 G CAG 2-000400-000040 Agent: 040 Category: J6 PIPELINES - PIPE SEGMENTS		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY RAINS ISD EMER SERV DIST		19,940 19,940 19,940	0 0 0	23,370 23,370 23,370		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY RAINS ISD EMER SERV DIST		494,460 494,460 494,460	494,460 494,460 494,460	SEQ: 9900050 Type: PERSONAL Owner #: 847847 Legal: GINGER STATION SITUS: 32.83696, -95.67861 2-000400-000050 Agent: 040 Category: J6A PIPELINES - OTHER PROP		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY RAINS ISD EMER SERV DIST		494,460 494,460 494,460	0 0 0	494,460 494,460 494,460		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY RAINS ISD EMER SERV DIST		4,070 4,070 4,070	4,750 4,750 4,750	SEQ: 9900060 Type: PERSONAL Owner #: 847847 Legal: 1.790 MI 4 IN 1984 G CAG 2-000400-000060 Agent: 040 Category: J6 PIPELINES - PIPE SEGMENTS		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY RAINS ISD EMER SERV DIST		4,070 4,070 4,070	0 0 0	4,750 4,750 4,750		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		25,050 25,050 25,050	26,070 26,070 26,070	SEQ: 9900070 Type: PERSONAL Owner #: 847847 Legal: 2.224 MI 6 IN 1995 G CAG 2-000400-000070 Agent: 040 Category: J6 PIPELINES - PIPE SEGMENTS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		25,050	0	26,070	
RAINS ISD		25,050	0	26,070	
EMER SERV DIST		25,050	0	26,070	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		11,450 11,450 11,450	11,670 11,670 11,670	SEQ: 9900080 Type: PERSONAL Owner #: 847847 Legal: 1.185 MI 2 IN 1995 G CAG 2-000400-000080 Agent: 040 Category: J6 PIPELINES - PIPE SEGMENTS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		11,450	0	11,670	
RAINS ISD		11,450	0	11,670	
EMER SERV DIST		11,450	0	11,670	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		37,070 37,070 37,070	35,270 35,270 35,270	SEQ: 9900090 Type: PERSONAL Owner #: 847847 Legal: 5.000 MI 2 IN 1993 G CAG 2-000400-000090 Agent: 040 Category: J6 PIPELINES - PIPE SEGMENTS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		37,070	0	35,270	
RAINS ISD		37,070	0	35,270	
EMER SERV DIST		37,070	0	35,270	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	625,080	0	627,110		
RAINS ISD	620,770	0	623,000		
EMER SERV DIST	625,080	0	627,110		
ALBA-GOLDEN ISD	4,310	0	4,110		

