

This is NOT a Tax Statement      **Notice Of Appraised Value**      Do NOT Pay From This Notice

RAINS CO APPRAISAL DISTRICT  
P O BOX 70  
EMORY TEXAS 75440

903-657-2555

rcadmail@rainscad.org

CUMBY TELEPHONE COOP INC  
% WITTNER TAX CONSULTANT  
PO BOX 1928  
HENDERSON TX 75653



APPRAISAL YEAR 2025	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/24/2025 AT: 9:00 AM
RAINS CO APPR DIST OFFICE	
145 DORIS BRIGGS PKWY	
EMORY, TX 75440	
PERSONAL PROPERTY	
903-657-2555 EXT 14	
Protest Deadline:	6-02-2025
ARB Hearing:	6-24-2025
Owner:	2514 91
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 2025	PROPERTY DESCRIPTION
COUNTY	76,500	114,750	SEQ: 9900010 Type: PERSONAL Owner #: 2514
LONE OAK ISD	76,500	114,750	Legal: ACCESS LINES
EMER SERV DIST	76,500	114,750	LONE OAK ISD
			2-009020-000010
			Agent: 619
			Category: J4 TELEPHONE - UTILITY EQUIP

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	76,500	0	114,750		
LONE OAK ISD	76,500	0	114,750		
EMER SERV DIST	76,500	0	114,750		

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 2025	PROPERTY DESCRIPTION	
COUNTY LONE OAK ISD EMER SERV DIST		25,500 25,500 25,500	38,250 38,250 38,250	SEQ: 9900020    Type: PERSONAL    Owner #: 2514 Legal: CENTRAL OFFICE EQUIP LONE OAK ISD  2-009020-000020  Agent: 619  Category: J4    TELEPHONE - UTILITY EQUIP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		25,500	0	38,250	
LONE OAK ISD		25,500	0	38,250	
EMER SERV DIST		25,500	0	38,250	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY MILLER GRVE ISD EMER SERV DIST		54,000 54,000 54,000	81,000 81,000 81,000	SEQ: 9900040    Type: PERSONAL    Owner #: 2514 Legal: ACCESS LINES MILLER GROVE ISD  2-009020-000040  Agent: 619  Category: J4    TELEPHONE - UTILITY EQUIP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		54,000	0	81,000	
MILLER GRVE ISD		54,000	0	81,000	
EMER SERV DIST		54,000	0	81,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY MILLER GRVE ISD EMER SERV DIST		18,000 18,000 18,000	27,000 27,000 27,000	SEQ: 9900050    Type: PERSONAL    Owner #: 2514 Legal: CENTRAL OFFICE EQUIP MILLER GROVE ISD  2-009020-000050  Agent: 619  Category: J4    TELEPHONE - UTILITY EQUIP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		18,000	0	27,000	
MILLER GRVE ISD		18,000	0	27,000	
EMER SERV DIST		18,000	0	27,000	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	174,000	0	261,000		
LONE OAK ISD	102,000	0	153,000		
EMER SERV DIST	174,000	0	261,000		
MILLER GRVE ISD	72,000	0	108,000		