

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

CSC SERVICE WORKS INC
% RYAN LLC
PO BOX 460709
HOUSTON TX 77056



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:	57897 89
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	530	530	Seq: 9900010 Type: REAL Owner #: 57897
RAINS ISD	530	530	Legal: COMM.-BUSINESS PERS PROPERTY
EMER SERV DIST	530	530	17757
			Agent: 536
			Category: L1N COMM.-BUSINESS PERS PROPERTY
No 2020 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	530	0	530
RAINS ISD	530	0	530
EMER SERV DIST	530	0	530

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		2,450	2,450	Seq: 9900020	Type: REAL Owner #: 57897
CITY OF POINT	L	2,450	2,450	Legal: COMM.-BUSINESS PERS PROPERTY	
RAINS ISD		2,450	2,450		
EMER SERV DIST		2,450	2,450		
Deductions: (L)=LESS THAN \$2500 INC PPP No 2020 Hist				17757	Agent: 536
Category: L1N COMM.-BUSINESS PERS PROPERTY					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,450	0	2,450	
CITY OF POINT		0	2,450	0	
RAINS ISD		2,450	0	2,450	
EMER SERV DIST		2,450	0	2,450	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		2,350	2,350	Seq: 9900030	Type: REAL Owner #: 57897
CITY OF EMORY	L	2,350	2,350	Legal: COMM.-BUSINESS PERS PROPERTY	
RAINS ISD		2,350	2,350		
EMER SERV DIST		2,350	2,350		
Deductions: (L)=LESS THAN \$2500 INC PPP No 2020 Hist				17757	Agent: 536
Category: L1N COMM.-BUSINESS PERS PROPERTY					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,350	0	2,350	
CITY OF EMORY		0	2,350	0	
RAINS ISD		2,350	0	2,350	
EMER SERV DIST		2,350	0	2,350	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,330	0	5,330		
RAINS ISD	5,330	0	5,330		
EMER SERV DIST	5,330	0	5,330		
CITY OF POINT	0	2,450	0		
CITY OF EMORY	0	2,350	0		