

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

COCA COLA SOUTHWEST BEVERAGES  
% PROPERTY TAX PARTNERS  
14950 HEATHROW FRST PKWY 580  
HOUSTON TX 77032



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: 61008 77

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		1,420	1,560	Seq: 9900010	Type: REAL Owner #: 61008
CITY-E-TAWAKONI	L	1,420	1,560	Legal: COMM.-BUSINESS PERS PROPERTY	
RAINS ISD		1,420	1,560		
EMER SERV DIST		1,420	1,560		
				20584	Agent: 486
				Category: L1N	COMM.-BUSINESS PERS PROPERTY
Deductions: (L)=LESS THAN \$2500 INC PPP No 2020 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,420	0	1,560	
CITY-E-TAWAKONI		0	1,560	0	
RAINS ISD		1,420	0	1,560	
EMER SERV DIST		1,420	0	1,560	

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	2,740	3,020	Seq: 9900020 Type: REAL Owner #: 61008		
CITY OF POINT	2,740	3,020	Legal: COMM.-BUSINESS PERS PROPERTY		
RAINS ISD	2,740	3,020			
EMER SERV DIST	2,740	3,020			
No 2020 Hist			20584	Agent: 486	
			Category: L1N COMM.-BUSINESS PERS PROPERTY		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,740	0	3,020		
CITY OF POINT	2,740	0	3,020		
RAINS ISD	2,740	0	3,020		
EMER SERV DIST	2,740	0	3,020		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	7,410	8,150	Seq: 9900030 Type: REAL Owner #: 61008		
RAINS ISD	7,410	8,150	Legal: COMM.-BUSINESS PERS PROPERTY		
EMER SERV DIST	7,410	8,150			
No 2020 Hist			20584	Agent: 486	
			Category: L1N COMM.-BUSINESS PERS PROPERTY		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	7,410	0	8,150		
RAINS ISD	7,410	0	8,150		
EMER SERV DIST	7,410	0	8,150		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY	28,870	28,870	Seq: 9900040 Type: PERSONAL Owner #: 61008		
CITY OF EMORY	28,870	28,870	Legal: COMM.-BUSINESS PERS PROPERTY		
RAINS ISD	28,870	28,870			
EMER SERV DIST	28,870	28,870			
			20584	Agent: 486	
			Category: L1N COMM.-BUSINESS PERS PROPERTY		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	28,870	0	28,870		
CITY OF EMORY	28,870	0	28,870		
RAINS ISD	28,870	0	28,870		
EMER SERV DIST	28,870	0	28,870		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	40,440	0	41,600		
CITY-E-TAWAKONI	0	1,560	0		
RAINS ISD	40,440	0	41,600		
EMER SERV DIST	40,440	0	41,600		
CITY OF POINT	2,740	0	3,020		
CITY OF EMORY	28,870	0	28,870		