

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

ATMOS ENERGY/MID-TEX DISTRIBUT
PROPERTY TAX DEPT
PO BOX 650205
DALLAS TX 75265-0205



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:	649 25
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	565,570	594,580	SEQ: 9900010 Type: PERSONAL Owner #: 649
RAINS ISD	565,570	594,580	Legal: GAS DISTRIBUTION
EMER SERV DIST	565,570	594,580	RAINS ISD
			2-001901-000010
			Category: J2 GAS DISTR. SYSTEMS (METERS)

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	565,570	0	594,580		
RAINS ISD	565,570	0	594,580		
EMER SERV DIST	565,570	0	594,580		

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		960,570	1,009,840	SEQ: 9900020 Type: PERSONAL Owner #: 649		
CITY OF EMORY		960,570	1,009,840	Legal: GAS DISTRIBUTION		
RAINS ISD		960,570	1,009,840	CITY OF EMORY / EMORY ISD		
EMER SERV DIST		960,570	1,009,840	2-001901-000020		
				Category: J2 GAS DISTR. SYSTEMS (METERS)		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		960,570	0	1,009,840		
CITY OF EMORY		960,570	0	1,009,840		
RAINS ISD		960,570	0	1,009,840		
EMER SERV DIST		960,570	0	1,009,840		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		310,700	326,640	SEQ: 9900030 Type: PERSONAL Owner #: 649		
CITY OF POINT		310,700	326,640	Legal: GAS DISTRIBUTION		
RAINS ISD		310,700	326,640	CITY OF POINT / RAINS ISD		
EMER SERV DIST		310,700	326,640	2-001901-000030		
				Category: J2 GAS DISTR. SYSTEMS (METERS)		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		310,700	0	326,640		
CITY OF POINT		310,700	0	326,640		
RAINS ISD		310,700	0	326,640		
EMER SERV DIST		310,700	0	326,640		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
COUNTY		15,590	16,390	SEQ: 9900040 Type: PERSONAL Owner #: 649		
LONE OAK ISD		15,590	16,390	Legal: GAS DISTRIBUTION		
EMER SERV DIST		15,590	16,390	LONE OAK ISD		
				2-001901-000040		
				Category: J2 GAS DISTR. SYSTEMS (METERS)		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		15,590	0	16,390		
LONE OAK ISD		15,590	0	16,390		
EMER SERV DIST		15,590	0	16,390		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,852,430	0	1,947,450		
RAINS ISD	1,836,840	0	1,931,060		
EMER SERV DIST	1,852,430	0	1,947,450		
CITY OF EMORY	960,570	0	1,009,840		
CITY OF POINT	310,700	0	326,640		
LONE OAK ISD	15,590	0	16,390		