

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

PEOPLES WIRELESS
% 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:	6942 295
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	160,000	160,000	SEQ: 9900010 Type: PERSONAL Owner #: 6942
CITY OF EMORY	160,000	160,000	Legal: CELL SITE EMORY
RAINS ISD	160,000	160,000	HWY 19 N OF EMORY @ CR 3070 -
EMER SERV DIST	160,000	160,000	2-008150-000010
			Agent: 619
			Category: L2Q INDUS.- RADIO TOWER EQUIPMENT

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	160,000	0	160,000		
CITY OF EMORY	160,000	0	160,000		
RAINS ISD	160,000	0	160,000		
EMER SERV DIST	160,000	0	160,000		

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		118,610	118,610	SEQ: 9900020	Type: PERSONAL Owner #: 6942
RAINS ISD		118,610	118,610	Legal: FLATS CELL EQUIPMENT	
EMER SERV DIST		118,610	118,610	2983 FM 2324	
				2-008150-000020	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		118,610	0	118,610	
RAINS ISD		118,610	0	118,610	
EMER SERV DIST		118,610	0	118,610	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		112,800	112,800	SEQ: 9900030	Type: PERSONAL Owner #: 6942
RAINS ISD		112,800	112,800	Legal: HOGANSVILLE CELL EQUIPMENT	
EMER SERV DIST		112,800	112,800	2126 FM 2946	
				2-008150-000030	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		112,800	0	112,800	
RAINS ISD		112,800	0	112,800	
EMER SERV DIST		112,800	0	112,800	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		40,000	40,000	SEQ: 9900040	Type: PERSONAL Owner #: 6942
CITY OF POINT		40,000	40,000	Legal: POINT CELL EQUIPMENT	
RAINS ISD		40,000	40,000	161 AVENUE C	
EMER SERV DIST		40,000	40,000		
				2-008150-000040	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		40,000	0	40,000	
CITY OF POINT		40,000	0	40,000	
RAINS ISD		40,000	0	40,000	
EMER SERV DIST		40,000	0	40,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		64,800	64,800	SEQ: 9900050	Type: PERSONAL Owner #: 6942
RAINS ISD		64,800	64,800	Legal: WEST HOGANSVILLE CELL EQUIPMEN	
EMER SERV DIST		64,800	64,800	291 RS COUNTY RD 3151	
				2-008150-000050	
				Agent: 619	
				Category: L2Q	INDUS.- RADIO TOWER EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		64,800	0	64,800	
RAINS ISD		64,800	0	64,800	
EMER SERV DIST		64,800	0	64,800	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		72,000 72,000 72,000	72,000 72,000 72,000	SEQ: 9900070 Type: PERSONAL Owner #: 6942 Legal: N HOGANSVILLE CELL EQUIPMENT 5294 FM 2946 EMORY 2-008150-000070 Agent: 619 Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY RAINS ISD EMER SERV DIST		72,000 72,000 72,000	0 0 0	72,000 72,000 72,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		52,000 52,000 52,000	52,000 52,000 52,000	SEQ: 9900080 Type: PERSONAL Owner #: 6942 Legal: SHORT CELL EQUIPMENT 487 RCR 2230 2-008150-000080 Agent: 619 Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY RAINS ISD EMER SERV DIST		52,000 52,000 52,000	0 0 0	52,000 52,000 52,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		45,600 45,600 45,600	45,600 45,600 45,600	SEQ: 9900090 Type: PERSONAL Owner #: 6942 Legal: EAST TAWAKONI CELL EQUIPMENT 635 RS COUNTRY RD 1530 POINT 2-008150-000090 Agent: 619 Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY RAINS ISD EMER SERV DIST		45,600 45,600 45,600	0 0 0	45,600 45,600 45,600	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		44,000 44,000 44,000	44,000 44,000 44,000	SEQ: 9900100 Type: PERSONAL Owner #: 6942 Legal: POINT CELL EQUIPMENT 352 RS COUNTRY RD 4516 POINT 2-008150-000100 Agent: 619 Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY RAINS ISD EMER SERV DIST		44,000 44,000 44,000	0 0 0	44,000 44,000 44,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		72,000 72,000 72,000	72,000 72,000 72,000	SEQ: 9900110 Type: PERSONAL Owner #: 6942 Legal: EMORY, HEMPHILL 3307 W HWY 69 POINT Agent: 619 Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY RAINS ISD EMER SERV DIST		72,000 72,000 72,000	0 0 0	72,000 72,000 72,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY RAINS ISD EMER SERV DIST		12,600 12,600 12,600	12,600 12,600 12,600	SEQ: 9900120 Type: PERSONAL Owner #: 6942 Legal: WHITE OAK 399 CR 1450 POINT Agent: 619 Category: L2Q INDUS.- RADIO TOWER EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY RAINS ISD EMER SERV DIST		12,600 12,600 12,600	0 0 0	12,600 12,600 12,600	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	794,410	0	794,410		
CITY OF EMORY	160,000	0	160,000		
RAINS ISD	794,410	0	794,410		
EMER SERV DIST	794,410	0	794,410		
CITY OF POINT	40,000	0	40,000		