

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

RAINS PHARMACY MRC INVEST LLC  
MERIDETH CHAVEZ, PHRAMD  
392 E LENNON DR  
EMORY TX 75440



<b>APPRAISAL YEAR 2025</b> 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: 700090 322  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		20,150	20,150	Seq: 9900010	Type: REAL Owner #: 700090
CITY OF EMORY	A	20,150	20,150	Legal: M&E	
RAINS ISD		20,150	20,150		
EMER SERV DIST		20,150	20,150		
Deductions: (A)=ABATEMENT EXEMPTION No 2020 Hist				SITUS: 392 E LENNON DR EMORY 5272	
				Category: L1N COMM.-BUSINESS PERS PROPERTY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		20,150	0	20,150	
CITY OF EMORY		2,010	16,120	4,030	
RAINS ISD		20,150	0	20,150	
EMER SERV DIST		20,150	0	20,150	

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		18,550	18,550	Seq: 9900020	Type: REAL Owner #: 700090
CITY OF EMORY	A	18,550	18,550	Legal: FURN/FIX & COMP	
RAINS ISD		18,550	18,550		
EMER SERV DIST		18,550	18,550	SITUS: 392 E LENNON DR EMORY 5272	
Deductions: (A)=ABATEMENT EXEMPTION No 2020 Hist				Category: L1N COMM.-BUSINESS PERS PROPERTY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		18,550	0	18,550	
CITY OF EMORY		1,850	14,840	3,710	
RAINS ISD		18,550	0	18,550	
EMER SERV DIST		18,550	0	18,550	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		210,580	210,580	Seq: 9900030	Type: PERSONAL Owner #: 700090
CITY OF EMORY		210,580	210,580	Legal: COMM.-BUSINESS PERS PROPERTY	
RAINS ISD		210,580	210,580		
EMER SERV DIST		210,580	210,580	5272	
				Category: L1N COMM.-BUSINESS PERS PROPERTY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		210,580	0	210,580	
CITY OF EMORY		210,580	0	210,580	
RAINS ISD		210,580	0	210,580	
EMER SERV DIST		210,580	0	210,580	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	249,280	0	249,280		
CITY OF EMORY	214,440	30,960	218,320		
RAINS ISD	249,280	0	249,280		
EMER SERV DIST	249,280	0	249,280		