

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

THOUSAND TRAILS LP
% KROLL LLC
PO BOX 2629
ADDISON TX 75001-2629



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:	9556 402
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	18,610	14,380	SEQ: 9900040 Type: PERSONAL Owner #: 9556
RAINS ISD	18,610	14,380	Legal: FURN, & FIXTS.
EMER SERV DIST	18,610	14,380	35W TO 47S TO 1246 CR 1470
			SITUS: 1470 COUNTY ROAD POINT
			2-001400-000040
			Agent: 540
			Category: L2J INDUS.- FURNITURE & FIXTURES

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	18,610	0	14,380		
RAINS ISD	18,610	0	14,380		
EMER SERV DIST	18,610	0	14,380		

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		7,940	7,470	SEQ: 9900050	Type: PERSONAL Owner #: 9556
RAINS ISD		7,940	7,470	Legal: EQUIPMENT	
EMER SERV DIST		7,940	7,470	SITUS: 1470 COUNTY ROAD POINT 2-001400-000050	
				Agent: 540	
				Category: L2G	INDUS.- MACHINERY & EQUIPMENT
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		7,940	0	7,470	
RAINS ISD		7,940	0	7,470	
EMER SERV DIST		7,940	0	7,470	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		680	960	SEQ: 9900060	Type: PERSONAL Owner #: 9556
RAINS ISD		680	960	Legal: TRAVEL TRAILERS	
EMER SERV DIST		680	960	VEHICLES	
				SITUS: 1470 COUNTY ROAD POINT 2-001400-000060	
				Agent: 540	
				Category: L2M	INDUS.- VEHICLES, TO 1 TON
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		680	0	960	
RAINS ISD		680	0	960	
EMER SERV DIST		680	0	960	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		2,400,000	2,400,000	Seq: 9900140	Type: REAL Owner #: 9556
RAINS ISD		2,400,000	2,400,000	Legal: IMPROVEMENTS	
EMER SERV DIST		2,400,000	2,400,000	SITUS: 1470 COUNTY ROAD POINT 2-001400-000140	
				Agent: 540	
No 2020 Hist				Category: F2	REAL - INDUSTRIAL IMPROVEMENTS
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,400,000	0	2,400,000	
RAINS ISD		2,400,000	0	2,400,000	
EMER SERV DIST		2,400,000	0	2,400,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
COUNTY		300	300	SEQ: 9900150	Type: PERSONAL Owner #: 9556
RAINS ISD		300	300	Legal: SUPPLIES	
EMER SERV DIST		300	300	SITUS: 1470 COUNTY ROAD POINT 2-001400-000150	
				Agent: 540	
				Category: L2C	INDUS.- INVENTORY
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		300	0	300	
RAINS ISD		300	0	300	
EMER SERV DIST		300	0	300	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,427,530	0	2,423,110		
RAINS ISD	2,427,530	0	2,423,110		
EMER SERV DIST	2,427,530	0	2,423,110		

